

395380

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA

PREMISES: East side of Calcon Hook Road, north side Big Thoroughfare Creek, Darby Township, Delaware County, Pennsylvania

H. J. McQuiston, being duly sworn, hereby states that he is the Real Estate Agent of PHILADELPHIA ELECTRIC COMPANY in deed between BIRCHWOOD FOUNDATION, INC., Kennett Square, Pennsylvania and PHILADELPHIA ELECTRIC COMPANY, 1000 Chestnut Street, Philadelphia 5, Pennsylvania, with regard to which this affidavit is given, and that the true, full and complete value of such transaction, including liens and other encumbrances, is ONE DOLLAR (\$1.00).

The property consists of marsh or flats and is generally covered by water and as such has not been taxed for Real Estate purposes.

Sworn and subscribed to before me this 13th day of May 1957.

James D Lynch
(Name, in ink, of person administering oath)

H. J. McQuiston
H. J. McQuiston

(Address, in ink, of person administering oath)
Notary Public, Philadelphia, Philadelphia Co.
My Commission Expires December 18, 1958

File: PE-1617

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF PHILADELPHIA }

PREMISES: East side of Calcon Hook
Road, north side Big
Thoroughfare Creek, Darby
Township, Delaware County,
Pennsylvania

H. J. McQuilston, Notary Public, hereby states that
he is the Best Qualified Agent of Philadelphia, Pennsylvania, as
deed between LOGSBOOD FOUNDATION, INC., Nemato Square, Pennsylv-
ania and PHILADELPHIA MACHINING COMPANY, 1000 Chestnut Street,
Philadelphia 5, Pennsylvania, with regard to which this affida-
vit is given, and that the true, full and complete value of such
transaction, including liens and other encumbrances, is ONE
DOLLAR (\$1.00).

The property consists of marsh or flats and is gen-
erally covered by water and as such has not been taxed for Real
Estate purposes.

Sworn and subscribed to before me
this 13th day of May 1957.

James D Lynch
(Name, in ink, of person administering
oath)

H. J. McQuilston
H. J. McQuilston

Address, in ink, of person adminis-
tering oath)
Notary Public, Philadelphia, Philadelphia Co.
My Commission Expires December 15, 1958

File: PE-1617

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF PHILADELPHIA }

ss.

PREMISES: East side of Calcon Hook
Road, north side Big
Thoroughfare Creek, Darby
Township, Delaware County,
Pennsylvania

H. J. McQuiston, being duly sworn, deposes and states that he is the Real Estate Agent of PHILADELPHIA ELECTRIC COMPANY in deed between KENNEDY FOUNDATION, INC., Kennett Square, Pennsylvania and PHILADELPHIA ELECTRIC COMPANY, 1000 Chestnut Street, Philadelphia 3, Pennsylvania, with regard to which this affidavit is given, and that the true, full and complete value of such transaction, including liens and other encumbrances, is ONE DOLLAR (\$1.00).

The property consists of marsh or flats and is generally covered by water and as such has not been taxed for Real Estate purposes.

Sworn and subscribed to before me
this 13th day of May 1957.

James D Lynch
(Name, in ink, of person administering
oath)

H. J. McQuiston
H. J. McQuiston

Notary Public, Philadelphia Philadelphia Co.
(Name, in ink, of person adminis-
tering oath)

Notary Public, Philadelphia Philadelphia Co.
My Commission Expires December 15, 1958

File: PE-1617

1125 and

not a record

Pierre S. du Pont

5-1-1905 to 3-21-57

✓
as 15 24 28 31 35 45 48

grantee
P11-40

grantee
F14-119
471-179
Abstract in office
Walter Hewes search
Tracts 3 & 4
New Darby Creek Court

P. W. Kennedy

NOTE:

Title to tract 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, or the ground S. of Walter Hewes, is still in the name of Pierre S. du Pont. Please make plotting notes, with detailed distances & bearings.

P. W. K.

Pierre S. du Pont }
90128 up on Old }
Wilmington, Del. }

1936 cont.
Borough Twp
63, 64 and 29, 30, 31, 32, 33, 34
35, 36, 37, 41, 42, 47 and 48 m
pl. of N. Vander Veer Terrace
Wilmington Trust Company
10-26-25

WI-4600

grantee
215-106

grantee
P17-111

X22-193
424-4613
426-74

Pierre S. du Pont
10-23-21 to 6-11-56
Longwood Foundation, Inc.
43-54 to 6-11-56
57961

First National Bank of
West Chester, Ancillary letter of Admin. 5-14-52
45-54 to 6-11-56
grantee
119-322
V19-105

continued over

grants

X24-23 Birmingham

N21-172 KENNETT Sq.

S21-249 W. Chester

N22-322 KENNETT Twp.

G23-269 KENNETT Twp.

P23-475 New Garden Twp.

K23-4 KENNETT Sq.

S24-170 KENNETT Sq.

R23-241 KENNETT Twp.

" - 242 " "

C26-30 KENNETT Twp.

R24-302 " "

" - 304 " "

A26-15 W. Chester

" - 31 " "

" - 45 W. Chester

" - 70 KENNETT Sq.

" - 85 W. Chester

" - 91 W. Bradford

Q25-234 W. Chester

Q27-446 Oxford

L28-173 Downingtown

T27-375 Westtown

P. W. Kennedy

Deed

Wilmington Trust Company, a Del. corp.,
to
Pierre S. duPont,

Dated- 10/29/31
Ack.- Bo die
Rec.- 7/13/54
Cons.-\$1.00
D.Bk. Q-24, Vol. 588
p. 461

All these certain lots of ld., situate in Twp. of East Marlborough,
Co. of Ches., Pa. being lots #s 51-52-53-54-55-56-57-58-59-60-61-62 & 63-64 and
65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100, as shown on plan of North
Garden View Terrace, same being rec. in the Recorder's Office of Ches.
Co., Pa. b. and d. as follows:

Beg. at an iron pin or stone in the middle of the Hadley Mill Rd.,
a cor. of Longwood Cemetery property and in a line of ld. of Pierre S.
duPont;

th. by sd. Hadley Mill Rd. and sd. duPont ld., S. 86° 15' W. 950.99' to
the N.E. cor. of lot #55;

th. by sd. Lot #55, S. 4° 25' E. 432.47' to the S.W. cor. of Lot #55;

th. by the rear of Lots #s 55-54 and 53, S. 85° 35' W. 325.33' to pt.
in the center line of Orchard Ave;

th. by the center line of Orchard Ave., N. 4° 25' W. 447.6' to pt. in the
center line of the aforementioned Hadley Mill Rd;

th. by sd. Hadley Mill Rd., S. 86° 15' W. 184.49' to a stone, a cor. of
ld. of Pierre S. duPont;

th. by sd. duPont's ld., S. no degrees 28' W. 652.65' to a stone;

th. still by Pierre S. duPont's ld., S. 85° 26' W. 186.27' to a stk., a cor.
of Lot #24;

th. by Lot #24, S. 4° 25' E. 330.3' to pt. in center line of Valley Ave;

th. by the center line of Valley Ave., N. 85° 35' E. 425' to pt. in the
center line of Orchard Ave;

th. by the center line of Orchard Ave., N. 4° 25' W. 25' to a cor. of Lot #37;

th. by sd. lot #37, N. 85° 35' E. 425' to a stk., a cor. of Lot #35;

th. by lots #s 45-44 and 43, N. 4° 25' W. 300' to a stk., a cor. of Lot #42;

th. by lot #42 and crossing over Garden Ave. and lot #46, N. 85° 35' E. 550'
to a stk. in a line of the Longwood Cemetery property;

th. by sd. Cemetery ld., N. 4° 25' W. 588.2' to pt. of beg.
to the contents thereof what they may.

Together with the privilege to use, in common with the other owners
and occupants of lots composing North Garden View Terrace, as rec. in Recorder's
Office of Chesq. Co., Pa. the avenues and roads as shown on sd. plan.

Under and subj. to the following restrictions as set forth:
Being sd. lds. and prem. which Archie Ruggieri and Angeline M.
his wf., and Julio Di Giuseppe and Pasqualina his wf., by indenture dated
10/26/25 rec. in D.Bk. 2-16, Vol. 397 p. 106 g. and c. unto Wilmington
Trust Co., in fee, under the name of The Wilmington Trust Company.

Exemplified Copy of Will

Will of Pierre S. du Pont,

Dated- 3/21/1946
Died- 4/5/54

Prob. Letters of Administration

Ancillary
C.F.A.

Vol. 67-p. 74
#97761
Original will filed in
New Castle Co., Delaware

1st I direct that my just debts and funeral expenses be paid as soon
after my death as convenient.

2nd
3rd
4th
5th
6th

7th All the r. r. and i. of my estate, real, personal and mixed, whatsoever and whatsoever the same may be at the time of my death, save such amounts as may be given, devised and bequeathed herein or in any Codicil hereto, I do give, devise and bequeath unto Longwood Foundation, Inc., a corp. of the State of Del., and to its successor or successors, for the uses and purposes of such corporation in such manner as shall be determined by the Trustees thereof in their entire discretion.

8th I authorize and empower the Executors of this my will, in their sole discretion-

(a) to retain any or all stocks, bonds, notes, securities, and/or other property constituting my estate immediately after my death, without liability for any decrease in value thereof.

(b) to sell at public or private sale, exchange for like or unlike property, convey, lease, and otherwise dispose of any or all property, real or personal, not specifically bequeathed in this will, or in any codicil hereto, held in the estate by them administered, for such prices and upon such terms and credits as may by them be deemed proper.

(c) to invest the proceeds of any such sale or sales and any other money available for investment in such stocks, bonds, notes, securities and/or other income producing property as may by them be deemed appropriate, irrespective of the laws of investment set forth in any present or future laws of the State of Delaware or elsewhere.

(d) to participate in any plan or proceeding for the protection or enforcement of any right, obligation or interest arising from any such stock, bond, note or security held in the estate by them administered, or for reorganization, consolidating, merging or adjusting the finances of any corporation issuing the same; to accept in lieu thereof any new or substituted stocks, bonds, notes and/or securities, whether of the same or a different kind or class, or with different priorities, rights or privileges; to pay any assessment or any expense incident thereto, and to do any other act or thing that may be deemed necessary or advisable in connection therewith.

(e) Subject to ascertainable by the legatee and unless otherwise provided

in this will, to pay my legacy or to make any division or distribution of the

mentioned on page 2

Exemplified Copy of Will

estate by them administered in cash or in kind, or partly in cash and partly in kind, and to value and apportion the property so divided or distributed, which valuation or apportionment shall be final and conclusive upon all persons and corporations interested therein.

(f) to borrow money for such periods of time and upon such terms and conditions as they shall deem advisable for the purpose of paying any taxes ~~and expenses~~ chargeable to the estate by them administered, or for the purpose of taking up subscription rights accruing upon any stock or security held therein, or for the protection, preservation or improvement of the estate by them administered, and they may mortgage or pledge such part or the whole of such estate as may be required to secure such loan or loans.

(g) to determine whether or not money or property coming into their possession shall be treated as principal or income, or partly as principal and partly as income, and to charge or apportion expenses to principal or income, or both, according as they may deem just and equitable; and any such determination shall be conclusive upon any person and corporation having any interest therein.

9th I direct that-

(a) No person or ~~any~~ corporation dealing with the Executors of this will shall be obliged to see to the application of any money paid or property delivered to such Executors, or to inquire into the necessity or propriety of such Executors exercising any of the powers herein conferred upon them, or to determine the existence of any fact upon which such Executors' power to perform any act hereunder may be conditioned.

(ab) Premiums on investment and discounts on investment shall be charged or credited, as the case may be, to the principal of my estate or of any trust estate created under this will or any ~~of~~ codicil hereto.

10th I hereby authorize and empower the Executors of this my last will---

~~to engage clerical help and to engage a competent manager to assist in the liquidation of my estate and to pay therefor from the funds of the estate salaries appropriate to the work in prospect.~~

1. to engage clerical help and to engage a competent manager to assist in the liquidation of my estate and to pay therefor from the funds of the estate salaries appropriate to the work in prospect.

2. to lease and equip appropriate offices for carrying on the work incident to the management and liquidation of my estate.
11th I hereby nominate and appoint my brothers, Irenee du Pont and Lamont du Pont to be the Executors of this my last will and testament, and I direct that they shall not be required to give bond with surety before receiving Letters Testamentary hereon. In the event of the death, incapacity or resignation of any Executor of this will, I nominate and appoint as Co-Executor such person as shall be selected, in writing, by a majority of my brothers and sisters then living and of the 2 eldest living lawful and mentally capable issue of any brother or sister who shall be deceased, to act in the place and stead of such Executor who shall have died or resigned or who shall have become incapacitated as aforesaid.

There are 36 codicils in the will of Pierre S. du Pont none of which affect Job No. W1-4300.

Orphans Court
1955 #5

All papers sent to Phila. for hearing before Superior Court on inheritance tax

Property Registration Form
Delaware County

Longwood Foundation, Philadelphia Electric May 13, 1957
Inc. Company

Philadelphia Electric Company, 1000 Chestnut St. Phila, Pa.
Attention of Real Estate Dept.

All of the right, title and interest of, in and to ALL THAT CERTAIN marsh or flats situate in the Township of Darby, County of Delaware and Commonwealth of Pennsylvania and adjoining the southerly and easterly line of ground now or late of Walter L. Hewes and extending from the southerly line of aforementioned ground southwardly to Big Thoroughfare Creek and from the easterly line of aforementioned ground eastwardly to the low water line of Darby Creek.

BEING the intent of the Grantor herein to convey all the property which PIERRE S. DU PONT, predecessor in title to above described marsh or flats, acquired at the above described location.

BEING part of the same premises which ORIENTAL POWDER COMPANY by Indenture bearing date the first day of May, A.D. 1905, and recorded in the Office for the Recording of Deeds &c., in and for the County of Delaware, aforesaid, in Deed Book P-11, page 40 &c., granted and conveyed unto PIERRE S. DU PONT, in fee. AND the said PIERRE S. DU PONT departed this life on April 5, 1954 having first made and published his last Will and Testament in writing dated March 21, 1946, since duly probated and registered in the Office of the Register of Wills in and for the County of New Castle, State of Delaware, in Will Book No. 67, page 74 &c., wherein by the seventh item of said Will he gave, devised and bequeathed all the rest, residue and remainder of his estate, unto LONGWOOD FOUNDATION, INC.

PHILADELPHIA ELECTRIC COMPANY

By


Real Estate Agent

May 15, 1957

Mr. George E. Thompson
Longwood Gardens
Kennett Square, Pennsylvania

Dear Mr. Thompson:

Thank you for your letter of May 13, together with executed quit-claim deed for a parcel of ground situate in Darby Township, Delaware County, Pennsylvania.

In accordance with your request we return herewith conformed copy of the Deed for your records. Also returned herewith is the copy of the property list which you lent me.

May we again take this opportunity of thanking you for your co-operation with us in this matter.

Very truly yours,



C. R. Holland
Right of Way Section

HCO:jtb

ME

BUSINESS OFFICE
LONGWOOD GARDENS
KENNETT SQUARE, PENNSYLVANIA

May 13, 1957

ERT

RECEIVED		
MAY 14 1957		
W. J. McQUINN		
M.G.E.		H.V.
	J.D.	
R.S.	McL.	FILE

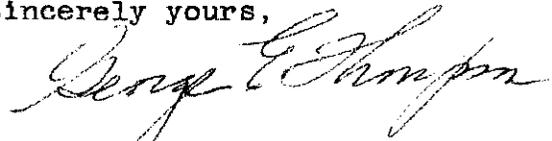
Mr. C. R. Holland
Philadelphia Electric Company
1000 Chestnut Street
Philadelphia, Pennsylvania

Dear Mr. Holland:

I have had executed and return herewith two copies of quit-claim deed to piece of land in question. I will appreciate copy of said deed for our record.

If anything further is needed, please advise.

Sincerely yours,



George E. Thompson
Business Manager

GET:sr
encl.

File: PE-1617

May 2, 1957

Mr. George E. Thompson
Estate of P. S. Du Pont
916 Du Pont Building
Wilmington, Delaware

Dear Mr. Thompson:

In line with our conversation concerning a reminent of land left over in a conveyance to Mr. Walter L. Hewes by Mr. P. S. Du Pont on August 10, 1910, I am enclosing two copies of a quit-claim deed, our information in connection with the investigating of the titles of this property, and the copy of the property list you loaned me.

As to the accuracy of the sketch of the excess land in this tract over and above the amount that Mr. Hewes's deed called for, I doubt if there is actually as much of the marsh left as is indicated in the sketch, however, I assume this is unimportant.

Will you please examine these papers, and if they meet with your approval, have them executed and return to me in the enclosed self-addressed envelope.

Yours very truly,


C. R. Holland
Right of Way Section

CRH:mlt
Enc.

ESTATE OF PIERRE S. DU PONT
916 DU PONT BUILDING
WILMINGTON, DELAWARE

RECEIVED		
APR 17 1957		
McQUISTON		
W.E.		H.D.
	J.D.	
B.S.	W.L.	P.L.

CRH
CRH

April 15, 1957

Mr. C. E. Holland
Philadelphia Electric Company
1600 Chestnut Street
Philadelphia, Pennsylvania

Dear Mr. Holland:

I have looked through the 1910 real estate files and can find nothing definite on the sale of the Delaware County lot. I do find the statement (copy of which is attached) which please return when it has served your purpose. It shows the property in question as being listed in 1908, with a line struck through the property (date of sale not shown) and marked "sold". It clearly shows that Mr. du Pont thought he had sold all the land in question. Please proceed with the necessary quit-claim papers. ^{and forward to me}

original returned to Mr. K. Wilson off standard

for inspection by our attorney

Sincerely yours,

George Thompson

George E. Thompson

GET:sr

*400
1750
1400
1600
5250*

P 500

LINE OF PAYMENT

standing in the name of

May 13, 1908.

FINISH & AFTER

Cherokee County
Crawford County

Wichita Co. & P. S. deFont
Wichita Co. & P. S. deFont

July 22, 1908
July 22, 1908
July 22, 1908
Nov. 24, 1909

Lawson Co.

P. S. Williams to P. S. deFont

Lawson Co.

Wegard P. Co. and transfer to Liberty Realty Co. - July 22, 09

Lawson Co.

Alonzo I. deFont to P. S. deFont

Wichita Co.

Wegard P. Co. - transferred to Liberty Realty Co. - July 22, 09

Lawson Co.
Lawson Co.

Phoenix Pdr. Mfg. Co. to P. S. deFont
Climax Pdr. Mfg. Co.

Aug. 21, 1906
Dec. 3, 1905
Apr. 18, 1906
Nov. 30, 1906

Lawson Co.

A. F. Van Gelder, et ux
A. M. Selman et ux

Jan. 25, 1907

Lawson Co.

Hazard Pdr. Co.

Oct. 7, 1907

Lawson Co.

Climax Pdr. Co.

May 2, 1907

Lawson Co.

Climax Pdr. Mfg. Co.

May 1, 1907

Lawson Co.

Rockwell Pdr. Co.

Mar. 22, 1906

Lawson Co.

John W. Hart, et ux

May 19, 1906

Lawson Co.

Albert Harvey, et al.

Dec. 6, 1906

Lawson Co.

Christina Harvey

Nov. 3, 1906

Lawson Co.

Logan C. Higgins, et ux

Sept. 4, 1906

Lawson Co.

Marin C. Selman

Oct. 30, 1906

Lawson Co.

Arthur Wilson, et ux

Nov. 16, 1906

Lawson Co.

Hazard Pdr. Co.

Sept. 1, 1906

Lawson Co.

Climax Pdr. Mfg. Co.

July 13, 1906

Lawson Co.

Silver Spn. Co.

Nov. 8, 1907

Lawson Co.

Hazard Pdr. Co.

Nov. 7, 1907

Lawson Co.

Henry A. Waley, et al.

Oct. 20, 1907

Lawson Co.

Waley Spn. Co.

Sept. 1, 1906

Lawson Co.

Waley Spn. Co.

July 17, 1909
Sept 4, 1909

Lawson Co.

Hazard Pdr. Co. to P. S. deFont

July 9, 1907

Lawson Co.

Hazard Pdr. Co.

July 9, 1907

Lawson Co.

Hazard Pdr. Co.

July 9, 1907

Lawson Co.

Hazard Pdr. Co.

Sept. 13, 1906

Lawson Co.

Liberty Realty Co.

July 8, 1907

Lawson Co.

Hazard Pdr. Co.

July 8, 1907

Lawson Co.

Hazard Pdr. Co.

July 9, 1907

Lawson Co.

Hazard Pdr. Co.

July 9, 1907

Lawson Co.

Hazard Pdr. Co.

Sept. 17, 1907

Lawson Co.

Liberty Realty Co.

Sept. 17, 1907

Assignment by P. S. deFont to R. E. deFont Co. Hazard
Pdr. Mfg. Co. dated July 25, 1908

WHEREAS, ORIENTAL POWDER COMPANY, by Indenture bearing date the 1st day of May, A.D. 1905, and recorded in the Office for Recording of Deeds &c., in and for the County of Delaware, in Deed Book P-11, page 40 &c., granted and conveyed unto PIERRE S. DU PONT, in fee premises situate in the Township of Darby, County of Delaware and Commonwealth of Pennsylvania, AND

WHEREAS, said Pierre S. duPont departed this life on April 5, 1954. Having first made and published his last Will and Testament in writing dated March 21, 1946, since duly probated and registered in the Office of the Register of Wills in and for the County of New Castle, State of Delaware, in Will Book No. 67, page 74 &c., wherein by the seventh item of said Will he gave, devised and bequeathed all the rest, residue and remainder of his estate, unto Longwood Foundation, Inc.

file on

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of TEN DOLLARS (\$10.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as "Seller") hereby gives unto PHILADELPHIA ELECTRIC COMPANY (hereinafter referred to as "Buyer"), the option, to be exercised as hereinafter provided at any time within _____ days after the date hereof, of purchasing for the price or sum of _____,

All That Certain marsh or flats, situate on the east side of Hay Island (Calcon Hook Road) and north side of Big Thoroughfare Creek, more particularly described as the second parcel in Deed Book P-11, page 40 &c., above mentioned and being all the property the undersigned owns at said location.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said parcel of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said parcel of ground.

file on

2. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to _____ the representative of Seller, at _____. Seller hereby certifies that the above is the correct name and post-office address of its representative to whom it desires and directs Buyer to mail or deliver all notices and payments pertaining to this agreement.

3. Upon the exercise of this option it shall be and becomes an Agreement of Sale between Seller and Buyer, and settlement shall be made upon the following terms and conditions:

(a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.

(b) Upon the payment of the purchase price, less the amount paid for this option, Seller shall execute and deliver a Deed conveying to Buyer said parcel of ground in fee simple, free and clear of all liens and encumbrances. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.

4. This agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

file

EXECUTED this _____ day of _____ A.D. 1957.

LONGWOOD FOUNDATION, INC.

By

Vice President

Attest:

Assistant Secretary

File PE-1617

WHEREAS, ORIENTAL POWDER COMPANY, by Indenture bearing date the 1st day of May, A.D. 1905, and recorded in the Office for Recording of Deeds &c., in and for the County of Delaware, in Deed Book P-11, page 40 &c., granted and conveyed unto PIERRE S. DU PONT, in fee premises situate in the Township of Darby, County of Delaware and Commonwealth of Pennsylvania, AND

WHEREAS, said Pierre S. duPont departed this life on April 5, 1954 having first made and published his last Will and Testament in writing dated March 21, 1946, since duly probated and registered in the Office of the Register of Wills in and for the County of New Castle, State of Delaware, in Will Book No. 67, page 74 &c., wherein by the seventh item of said Will he gave, devised and bequeathed all the test, residue and remainder of his estate, unto Longwood Foundation, Inc.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of TEN DOLLARS (\$10.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as "Seller") hereby gives unto PHILADELPHIA ELECTRIC COMPANY (hereinafter referred to as "Buyer"), the option, to be exercised as hereinafter provided at any time within _____ days after the date hereof, of purchasing for the price or sum of _____,

All That Certain marsh or flats, situate on the east side of Hay Island (Calcon Hook Road) and north side of Big Thoroughfare Creek, more particularly described as the second parcel in Deed Book P-11, page 40 &c., above mentioned and being all the property the undersigned owns at said location.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said parcel of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said parcel of ground.

2. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to _____ the representative of Seller, at _____ . Seller hereby certifies that the above is the correct name and post-office address of its representative to whom it desires and directs Buyer to mail or deliver all notices and payments pertaining to this agreement.

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file

EXECUTED this _____ day of _____ A.D. 1957.

LONGWOOD FOUNDATION, INC.

By

Vice President

Attest:

Assistant Secretary

File PE-1617

WHEREAS, ORIENTAL POWDER COMPANY, by Indenture bearing date the 1st day of May, A.D. 1905, and recorded in the Office for Recording of Deeds &c., in and for the County of Delaware, in Deed Book P-11, page 40 &c., granted and conveyed unto PIERRE S. DU PONT, in fee premises situate in the Township of Darby, County of Delaware and Commonwealth of Pennsylvania, AND

WHEREAS, said Pierre S. duPont departed this life on April 5, 1954 having first made and published his last Will and Testament in writing dated March 21, 1946, since duly probated and registered in the Office of the Register of Wills in and for the County of New Castle, State of Delaware, in Will Book No. 67, page 74 &c., wherein by the seventh item of said Will he gave, devised and bequeathed all the rest, residue and remainder of his estate, unto Longwood Foundation, Inc.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of TEN DOLLARS (\$10.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as "Seller") hereby gives unto PHILADELPHIA ELECTRIC COMPANY (hereinafter referred to as "Buyer"), the option, to be exercised as hereinafter provided at any time within _____ days after the date hereof, of purchasing for the price or sum of _____,

All That Certain marsh or flats, situate on the east side of Hay Island (Calcon Hook Road) and north side of Big Thoroughfare Creek, more particularly described as the second parcel in Deed Book P-11, page 40 &c., above mentioned and being all the property the undersigned owns at said location.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said parcel of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said parcel of ground.
2. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to _____ the representative of Seller, at _____. Seller hereby certifies that the above is the correct name and post-office address of its representative to whom it desires and directs Buyer to mail or deliver all notices and payments pertaining to this agreement.
3. Upon the exercise of this option it shall be and becomes an Agreement of Sale between Seller and Buyer, and settlement shall be made upon the following terms and conditions:
 - (a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.
 - (b) Upon the payment of the purchase price, less the amount paid for this option, Seller shall execute and deliver a Deed conveying to Buyer said parcel of ground in fee simple, free and clear of all liens and encumbrances. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.
4. This agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.

Handwritten notes:
10/11/57
10/11/57

EXECUTED this _____ day of _____ A.D. 1957.

LONGWOOD FOUNDATION, INC.

By _____

Vice President

Attest:

Assistant Secretary

File PE-1617

WHEREAS, ORIENTAL POWDER COMPANY, by Indenture bearing date the 1st day of May, A.D. 1905, and recorded in the Office for Recording of Deeds &c., in and for the County of Delaware, in Deed Book P-11, page 40 &c., granted and conveyed unto PIERRE S. DU PONT, in fee premises situate in the Township of Darby, County of Delaware and Commonwealth of Pennsylvania, AND

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file

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LONGWOOD FOUNDATION, INC.

By _____

Vice President

Attest:

Assistant Secretary

File PE-1617

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File

EXECUTED this _____ day of _____ A.D. 1957.

LONGWOOD FOUNDATION, INC.

By

Vice President

Attest:

Assistant Secretary

File PE-1617

B1
26-469

P. S. Dupont
Joe Davenport
R22-240
M18-18

granted
N18-63 ✓

H17-54 51-52
Plan BK, 1-p. 230

Archie Ruggieri
6-14-24

L16-386

V17-269 Lots 43-46
incl.
216-106

Mr. A.E. McLaughlin:

Pierre S. du Pont died a resident of New Castle Co., State of Delaware, on 4-5-54, an exemplified copy of ad. will having been filed in Ches. Co. and registered in W. Bk. 67-p. 74.

Irene du Pont and Lamont du Pont were appointed executors under the last will of Pierre du Pont. There is no mention in the proceedings in Ches. Co. as to whether they ever had letters granted.

First National Bank of West Chester was ^{granted} ancillary letters of administration C.T.A. by the County of Chester.

The original papers in this estate have been sent to Phila. for a hearing before the Superior Court.

P.W. Kennedy
6-18-56

Longwood Foundation Inc.

✓ ✓ ✓ ✓
54-46-32-22

grantee

M27-303 ✓

U19-418 ✓

L16-439 ✓ Book Title

grantor

Jacob P. Cox
1883 To

grantee

grantor

April 17, 1957
PE-1617

Mr. George E. Thompson
Estate of Pierre S. DuPont
916 DuPont Building
Wilmington, Delaware

Dear Mr. Thompson:

Receipt is acknowledged of your letter dated April 15, 1957, regarding property situate in Darby Township, Delaware County, Pennsylvania.

We are taking the necessary steps in preparing a Deed, etc. and will forward same to you when they have been completed.

Thank you for your co-operation with us in this matter.

Very truly yours,

C. R. H.

C. R. Holland
Real Estate Department

HGL:jtb

AC

17

ELMED

9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | 0



1/21/17
2-8-95

9 | 8 | 7 | 6 | 5 | 4 | 3 | 2 | 1 | 0

This Indenture

Made the 2ND

day of OCTOBER in the year of our Lord one thousand nine

hundred and fifty-seven (1957) — Between WALTER L. HEWES,

of Darby, County of Delaware and Commonwealth of Pennsylvania, —

Widower, ————— (hereinafter called the Grantor —), of the one part, and

PHILADELPHIA ELECTRIC COMPANY, a corporation of the Commonwealth

of Pennsylvania, —————

(hereinafter called the Grantee —), of the other part:

Witnesseth, That the said Grantor — for and in consideration of the sum of ONE THOUSAND SIX HUNDRED DOLLARS (\$1,600.00) ————— lawful money of the United States of America, unto him ————— well and truly paid by the said Grantee — at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has ————— granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents does ————— grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors ————— and Assigns, —————

— ALL THAT CERTAIN lot of piece of ground, situate in the Township of Darby, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey or plan thereof made by Benjamin H. Smith, Esq., Surveyor, on July 13, 1877, as follows:

— BEGINNING at a point on the easterly side of Hay Island or Calcon Hook Road in a line of land now or late of William D. H. Serrill and extending thence by same crossing the line of old Bank South sixty-two degrees twenty-three minutes East (S. 62° 23' E.) two hundred seventeen feet and ninety-five one-hundredths of a foot (217.95') to a point in the westerly bank of Darby Creek; thence along said bank South forty-two degrees twenty-seven minutes West (S. 42° 27' W.) one hundred fifty feet (150') to a point in line of land now or late of said William D. H. Serrill; thence by same North sixty-nine degrees fifteen minutes West (N. 69° 15' W.) one hundred eighty feet and eighty-five one-hundredths of a foot (180.85') to a point in the said easterly side of said Hay Island or Calcon Hook Road and thence along the said easterly side of said Hay Island or Calcon Hook Road North twenty-seven degrees thirty-seven minutes East (N. 27° 37' E.) one hundred sixty-six feet and seventy-two one-hundredths of a foot (166.72') to the first mentioned point and place of beginning.

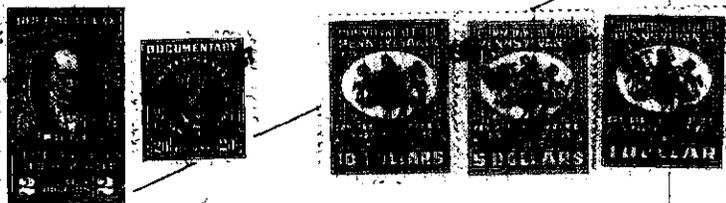
— Containing one hundred twelve perches and ninety-eight one-hundredths of a perch.

— BEING the same premises which PIERRE S. DU PONT by Indenture bearing date the tenth day of August, A.D. 1910, and recorded in the Office for the Recording of Deeds &c., in and for the County of Delaware, aforesaid, in Deed Book F-14, page 119 &c., granted and conveyed unto WALTER L. HEWES, in fee.

Together with all and singular the _____ improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor—, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof. _____

To have and to hold the said lot— or piece— of ground above described, _____

_____ hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors _____ and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors _____ and Assigns forever. _____



734

16

And the said Grantor, for himself and his _____

Heirs, Executors, and Administrators does by these presents covenant, grant and agree, to and with the said Grantee, its Successors _____ and Assigns, that he, the said Grantor and his _____

_____ Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors _____ and Assigns, against him, _____ the said Grantor and his _____

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, them _____ or any of them, Shall and Will _____

WARRANT and forever **DEFEND**. _____

In Witness Whereof the said party _____ of the first part to these presents has _____ hereunto set his hand— and seal—. Dated the day and year first above written. _____

Signed, Sealed and Delivered }
IN THE PRESENCE OF DE:
[Signature]

[Signature]
Walter L. Hewes



The State and ~~any~~ Stamps affixed represent full consideration including liens and encumbrances..

VALUE OF PREMISES AS DEFINED BY ORDINANCE IS \$ 1600 AND TAX PAID ON SUCH VALUE.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By *[Signature]*

B-869-644-M

PE-1624

Approved as to form
Commonwealth Land
Title Insurance Company

COMMONWEALTH LAND
TITLE INSURANCE COMPANY
282253
Deed

COMMONWEALTH LAND
TITLE INSURANCE COMPANY
B-869-644 M
WALTER L. HEWES,
Widower

1135-622

— to —

475

PHILADELPHIA ELECTRIC
COMPANY

COUNTY OF DELAWARE
No. 330
Etc. Lukens Co. PHILADELPHIA
REGISTERED
OCT - 7 1957
DEED REGISTRATION DEPT.

Premises: Darby Township,
Delaware County,
Pennsylvania

8-30 56

The residence of the within-named Grantee is 1000 Chestnut Street,
Philadelphia, Pa. On behalf of said Grantee

NOTARY PUBLIC
726 CHESTER PIKE, PROSPECT PARK, PA
MY COMMISSION EXPIRES, JAN. 9, 1959

Martha G. Swisher

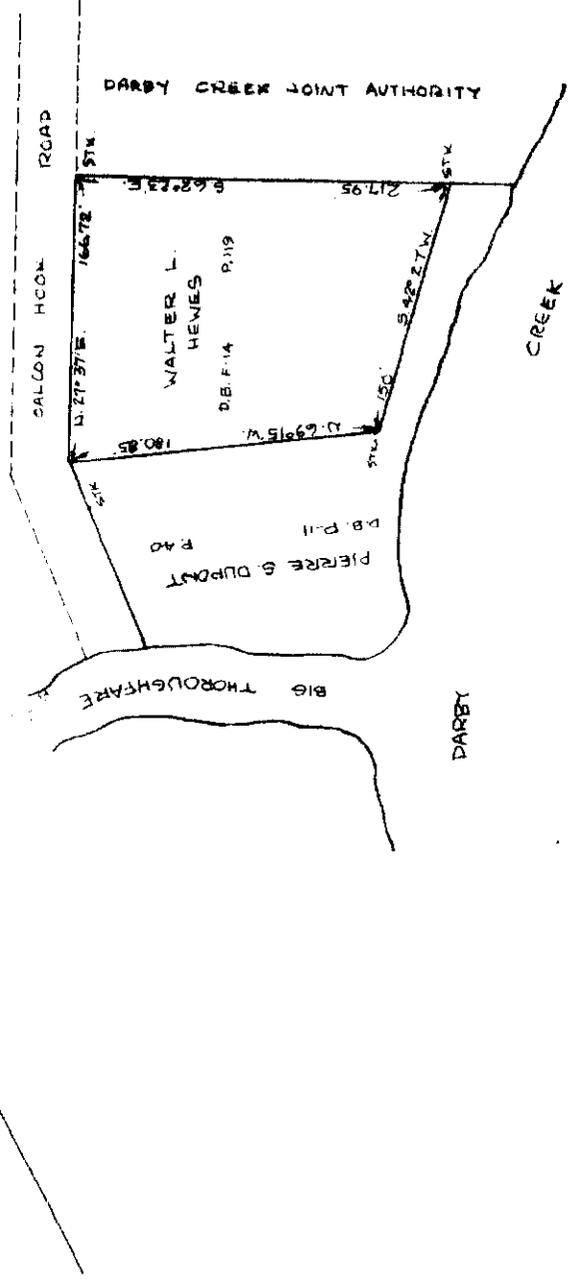
Indenture to be his _____ and in due form of law acknowledged the above
recorded as such. _____ act and deed, and desired the same might be

ON THE 2nd day of October Anno Domini 1957, before me, the
subscriber, a Notary Public in and for the Commonwealth of Pennsylvania
COUNTY OF PHILADELPHIA
personally appeared the above-named WALTER L. HEWES, WIDOWER,

RECORDED in the Office for Recording of Deeds in and for
DELAWARE COUNTY

in Deed Book No. 1835 page 622 &c.
WITNESS my hand and seal of Office this SEVENTH
day of OCTOBER Anno Domini 1957. Recorder of Deeds
Fred L. Van Duzend

PE 1624
PEN 17



NOTE: NO COURSES OR DISTANCES GIVEN
IN DESCRIPTION OF DUPONT TRACT

DARBY TWP.
DELAWARE CO.
PENNSA.
SCALE 1" = 100'

(nd)

PE1617

PRELIMINARY R/W INFORMATION

PE 9

re

Extension

Location of Property

Longwood Pt. - E Marshboro Camp

Full Name of Owner Longwood Resorts, Inc.

Name of Husband or Wife _____

Is Deed on Record? Yes No

From Whom was Property Acquired? P. Dupont

(Harvey Property)

Approximate Date Property was Acquired 1937

Approximate Footage of Highway _____

Number of Acres Owned _____

NAMES OF ABUTTING OWNERS

N.S.E.W.*

N.S.E.W.*

(*Indicate on which side)

Remarks _____

MAY 29 1954		
<i>W</i>		
J.R.		
ata		
R.S.	NCL	FILE

Signed _____
(P.E.Co.Representative)

19 _____

Pierre S. du Pont
9012 Du Pont Bldg
Wilmington, Del.

1956 asst.
Hadley Mill Rd. & E. Marlborough Twp
lots 51, 52, 56, 57, 58, 59, 60, 61, 62
63, 64 and 29, 30, 31, 32, 33, 34
35, 36, 37, 41, 42, 47 and 48 m
plan of the land: View Terrace
acc. 7-13-54 # 3536
Wilmington Trust Company
10-26-25

WI-4600

grant of
216-106

25 32 46 54
grantor
P17-111 New London Twp.

X22-193
Q24-461
U26-74 W. Fallowfield Twp.

died 4/5/54

Pierre S. du Pont
10-23-31 to 6-11-56
Longwood Foundation, Inc.
4-5-54 to 6-11-56
57961

31 32 46 54

First National Bank of
West Chester, Ancillary letter of adm. S 19-213 Pocopson Twp.
4-5-54 to 6-11-56 C.A.A. T 19-323 KENNETH SQ.

U 19-105 Pocopson Twp.

(continued over)

grants

N21-172 ✓ KENNETT Sq.
S21-249 ✓ Wichester
N22-322 ✓ KENNETT Twp.
G23-269 ✓ KENNETT Twp.
P23-475 ✓ New Garden Twp.
K23-4 ✓ KENNETT Sq.
S24-170 ✓ KENNETT Sq.
R23-241 ✓ KENNETT Twp.
" - 242 " "
C26-30 ✓ KENNETT Twp.
R24-302 ✓ " "
" - 304 ✓ " "
A26-15 ✓ W. Chester
" - 31 " "
" - 45 ✓ W. Chester
" - 70 ✓ KENNETT Sq.
" - 85 ✓ W. Chester
" - 91 W. Bradford
Q25-234 ✓ W. Chester
Q27-446 ✓ Oxford
L28-173 ✓ Downingtown
T27-375 Westtown

X24-25 Birmingham

P.W. Kennedy

Deed

Wilmington Trust Company, a Del. corp.,
to
Pierre S. duPont,

Dated- 10/23/31
Ack.- Eo die
Rec.- 7/13/54
Cons.-\$1.00
D.Bk. Q-24, Vol. 588
p. 461

All those certain lots of ld., situate in Twp. of East Marlborough, Co. of Ches., Pa. being lots #s 51-5256-57-58-59-60-61-62 & 63-64 and 29-30-31-32-33-34-35-36-37-41-42-47 and 48, as shown on plan of North Garden View Terrace, same being rec. in the Recorder's Office of Ches. Co., Pa. b. and d. as follows:

Beg. at an iron pin or stone in the middle of the Hadley Mill Rd., a cor. of Longwood Cemetery property and in a line of ld. of Pierre S. duPont;

th. by sd. Hadley Mill Rd. and sd. duPont ld., S. 88* 15' W. 950.99' to the N.E. cor. of lot #55;
th. by sd. Lot #55, S. 4* 25' E. 432.47' to the S.W. cor. of Lot #55;
th. by the rear of Lots #s 55-54 and 53, S. 85* 35' W. 325.33' to pt. in the center line of Orchard Ave;
th. by the center line of Orchard Ave., N. 4* 25' W. 447.6' to pt. in the center line of the aforementioned Hadley Mill Rd;
th. by sd. Hadley Mill Rd., S. 88* 15' W. 184.49' to a stone, a cor. of ld. of Pierre S. duPont;
th. by sd. duPont's ld., S. no degrees 22' W. 652.65' to a stone;
th. still by Pierre S. duPonts ld., S. 85* 26' W. 186.27' to a stk., a cor. of Lot #24;
th. by Lot #24, S. 4* 25' E. 330.3' to pt. in center line of Valley Ave;
th. by the center line of Valley Ave., N. 85* 35' E. 425' to pt. in the center line of Orchard Ave;
th. by the center line of Orchard Ave., N. 4* 25' W. 25' to a cor. of Lot #37;
th. by sd. lot #37, N. 85* 35' E. 425' to a stk., a cor. of Lot #45;
th. by lots #s 45-44 and 43, N. 4* 25' W. 300' to a stk., a cor. of Lot #42;
th. by lot #42 and crossing over Garden Ave. and lot #48, N. 85* 35' E. 850' to a stk. in a line of the Longwood Cemetery property;
th. by sd. Cemetery ld., N. 4* 25' W. 588.2' to pt. of beg.
Be the contents thereof what they may.

Together with the privilege to use, in common with the other owners and occupiers of lots composing North Garden View Terrace, as rec. in Recorder's office of Ches. Co., Pa. the avenues and roads as shown on sd. plan.

Under and subj. to the following restrictions as set forth:

R. Being sa. lds. and prem. which Archie Ruggieri and Angeline M. his wf., and Julio Di Guiseppe and Pasqualina his wf., by indenture dated 10/26/25 rec. in D.Bk. Z-16, Vol. 397 p. 106 g. and c. unto Wilmington Trust Co., in fee, under the name of The Wilmington Trust Company.

Exemplified Copy of Will

Will of Pierre S. du Font,

Dated- 3/21/1946

Died- 4/5/54

Prob.-

Ancillary
C.T.A.

Letters of Administration

W.Bk. 67-p. 74

#57761

Original will filed in

New Castle Co., Delaware

1st I direct that my just debts and funeral expenses be paid as soon after my death as convenient.

2nd

3rd

4th

5th

6th

7th All the r. r. and r. of my estate, real, personal and mixed, whatsoever and wheresoever the same may be at the time of my death, save such amounts as may be given, devised and bequeathed herein or in any Codicil hereto, I g. d. and b. unto Longwood Foundation, Inc., a corp. of the State of Del., and to its successor or successors, for the uses and purposes & of such corporation in such manner as shall be determined by the Trustees thereof in their entire discretion.

8th I authorize and empower the Executors of this my will, in their sole discretion-

(a) to retain any or all stocks, bonds, notes, securities, and/or other property constituting my estate immediately after my death, without liability for any decrease in value thereof.

(b) to sell at public or private sale, exchange for like or unlike property, convey, lease, and otherwise dispose of any or all property, real or personal, not specifically bequeathed in this will, or in any codicil hereto, held in the estate by them administered, for such prices and upon such terms and credits as may by them be deemed proper.

(c) to invest the proceeds of any such sale or sales and any other money available for investment in such stocks, bonds, notes, securities and/or other income producing property as may by them be deemed appropriate, irrespective of the laws of investment set forth in any present or future laws of the State of Delaware or elsewhere.

(d) to participate in any plan or proceeding for the protection or enforcement of any right, obligation or interest arising from any ~~xxx~~ stock, bond, note or security held in the estate by them administered, or for reorganizing, consolidating, merging or adjusting the finances of any corporation issuing the same; to accept in lieu thereof ~~xx~~ any new or substituted stocks, bonds, notes and/or securities, whether of the same or a different kind or class, or with different priorities, rights or privileges; to pay any assessment or any expense incident thereto, and to do any other act or thing that may be deemed necessary or advisable in connection therewith.

(e) Subject to acceptance by the legatee and unless otherwise provided in this will, to pay my legacy or to make any division or distribution of the continued on page 2

Exemplified Copy of Will

estate by them administered in cash or in kind, or partly in cash and partly in kind, and to value and apportion the property so divided or distributed, which valuation or apportionment shall be final and conclusive upon all persons and corporations interested therein.

(f) to borrow money for such periods of ~~the~~ time and upon such terms and conditions as they shall deem advisable for the purpose of paying any taxes ~~which are chargeable to the estate by them administered, or for the purpose of taking up subscription rights accruing upon any stock or security held therein, or for the protection, preservation or improvement of the estate by them administered, and they may mortgage or pledge such part or the whole of such estate as may be required to secure such loan or loans.~~ chargeable to the estate by them administered, or for the purpose of taking up subscription rights accruing upon any stock or security held therein, or for the protection, preservation or improvement of the estate by them administered, and they may mortgage or pledge such part or the whole of such estate as may be required to secure such loan or loans.

(g) to determine whether or not money or property coming into their possession shall be treated as principal or income, or partly as principal and partly as income, and to charge or apportion expenses to principal or income, or both, according as they may deem just and equitable; and any such determination shall be conclusive upon any person and corporation having any interest therein.

9th I direct that-

(a) No person or ~~any~~ corporation dealing with the Executors of this will shall be obliged to see to the application of any money paid or property delivered to such Executors, or to inquire into the necessity or propriety of such Executors exercising any of the powers herein conferred upon them, or to determine the existence of any fact upon which such Executors' power to perform any act hereunder may be conditioned.

(ab) Premiums on investment and discounts on investment shall be charged or credited, as the case may be, to the principal of my estate or of any trust estate created under this will or any ~~of~~ codicil hereto. 10th I hereby authorize and empower the Executors of this my last will---

~~to engage clerical help and to engage a competent manager to assist in the liquidation of my estate and to pay therefor from the funds of the estate salaries appropriate to the work in prospect.~~ 1. to engage clerical help and to engage a competent manager to assist in the liquidation of my estate and to pay therefor from the funds of the estate salaries appropriate to the work in prospect.

2. to lease and equip appropriate offices for carrying on the work incident to the management and liquidation of my estate.

11th I hereby nominate and appoint my brothers, Irene du Pont and Lamot du Pont to be the Executors of this my last will and testament, and I direct that they shall not be required to give bond with surety before receiving Letters Testamentary hereon. In the event of the death, incapacity or resignation of any Executor of this will, I nominate and appoint as Co-Executor such person as shall be selected, in writing, by a majority of my brothers and sisters then living and of the ~~the~~ eldest living lawful and mentally capable issue of any brother or sister who shall be deceased, to act in the place and stead of such Executor who shall have died or resigned or who shall have become incapacitated as aforesaid.

There are 30 codicils in the will of Pierre S. du Pont none of which affect Job No. W1-4600.

Orphans Court
1955 #5

All papers sent to Phila. for hearing before Superior Court on inheritance tax.

1956 asst.

ATTENTION of Mr. Dugan

not assessed

PE 1617

Pierre S. du Pont

5-1-1905 to 3-21-57

✓ ✓ ✓ ✓ ✓ ✓ ✓
05 14 24 28 31 38 45 48

granted
P11-40

granted
F14-119 Abstract in office
471-179 Walter Hewes search
This is tracts 3 & 4 in Dick. Pitt. (Now DARBY Creek Joint Authority)

P. W. Kennedy

NOTE:

Title to tract # 2, Dick. Pitt. 40, or the ground S. of Walter Hewes, is still in the name of Pierre S. du Pont.

Please make plotting 100'-1", with detailed distances & bearings.

P.W.K.

Deed

Oriental Powder Company, a Pa. corp.,
to
Pierre S. duPont,

Dated- 5/1/1905
Ack.- 5/8/05
Rec.- 5/19/05
Cons.- \$10.00
D.Bk. P-11, p. 40

All that certain lot or piece of ground, situate lying and being in Twp. of Darby, Co. of Del. Pa. b. and d. and cont. according to a certain plan or survey made thereof by Benjamin H. Smith, Esq. Surveyor on 7/13/1877 as follows:

#1 Beg. at a stk. on the E. erly side of Hay Island or Calcon Hook Rd. in a line of ld. n. or l. of Wm. D.H. Serrill and th. by same crossing the line of Old Bank, S. 62° 23' W. 217.95' to a stk., in the W. erly bank of Darby Creek;
th. alg. the sd. bank S. 42° 27' W. 150' to another stk. in line of ld. n. or l. of sd. Wm. D.H. Serrill;
th. by same N. 69° 15' W. 180.85' to stk. in the sd. E. erly side of sd. Hay Island or Calcon Hook Rd;
th. alg. the sd. E. erly side of sd. Hay Island or Calcon Hook Rd. N. 27° 37' E. 166.72' to place of beg. Cont. 112.98 P.

SOLD
IN D.BK.
F 14 P. 119

#2 Also all that certain marsh or flats adjoining thereto on the South and E. ward, ext. in the S. ern line of the ld. above described, to the ~~l~~ big thoroughfare and from the E. ern line of sd. ld. ~~l~~ to the E. wrd to low water line of sd. Darby Creek, being the same in courses, distances and contents +

#3 All that certain lot or piece of ld. situate, lying and being in Twp. of Darby, Co. and State aforesaid, bounded, butted, described and cont. according to the plan or survey aforesaid, as follows:

Beg. at pt. in the middle of sd. Hay Island or Calcon Hook Rd. at the distance of 228' measuring alg. a line running N. 7° 32' E. from a pt. in the middle of sd. Rd. (opposite a stone set on the W. erly side of sd. rd. at the intersection of sd. line, and a line running about S. 27° 37' W.) th. from the sd. 1st mentioned pt., passing a stk. set for a cor. on the E. erly side of sd. Rd. S. 82° 28' E. 208.70' and passing another stk. to pt. in the line of other ld. n. or l. of sd. Wm. D.H. Serill;
th. alg. the same ld. N. 7° 32' E. 208.70' to pt;
th. still alg. the same ld. passing a stk. N. 82° 28' W. 208.70' to pt.
(th. still alg.) in the middle of the aforesaid rd. and passing a stone set for a cor. on the E. erly side of sd. rdl.

th. alg. the middle of sd. rd. by the next described strip of ld. therein, erroneously and x inadvertently as ld. n. or l. of the Est. of Rebecca Helms, decd., S. 7° 32' W. 208.70' to 1st mentioned pt. of beg. Cont. 1 ac. of ld.

#4 And also all that certain strip or piece of ld., situate lying and being in Twp. of Darby, Co. and State aforesaid, being the portion of the W. ernmost moiety or 1/2 part of the right of soil, over which the sd. Hay Island or Calcon Hook Rd. is located, adjoining to the W. ward of the last above described tract or piece of ld. Cont. 1 ac., the sd. strip or piece of ld. cont. in breadth E. wrd and W. ward 16' 6" and in length or depth N. ward and S. ward 208.70'; the sd. tracts or pieces of ld. and prem. above described, ~~l~~ being the sa. which James Henry Ball and Minnie N. his wf. by indenture dated 2/19/03 rec. in D.Bk. Y-10, p. 130 g. and c. unto party of 1st part.

DARBY Creek
Auth.

Darby Creek
Authority

Commonwealth Land Title Insurance Company,

a Pennsylvania corporation, herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance, does hereby insure the person or corporation named in Schedule A annexed as the Insured, and herein called the Insured, and all persons claiming the estate and property hereinafter mentioned under Insured by descent, by will, or under the intestate laws, and all other persons to whom this Policy may be transferred with the assent of this Company endorsed hereon, that the title of the Insured to the estate, mortgage, or interest described in said Schedule A is good and marketable and clear of all liens and encumbrances, charging the same at the date of this Policy, saving such estates, defects, objections, liens and encumbrances recited in the Instrument referred to in said Schedule A, or as may be set forth in Schedule B annexed, or as may be excepted by the conditions of this Policy hereto annexed and hereby incorporated into this contract.

Liability hereunder shall not exceed the amount first set forth in said Schedule A, and no loss shall be payable hereunder except upon compliance by the Insured with the said conditions and not otherwise.

In Witness Whereof Commonwealth Land Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, on the date first set forth in said Schedule A.

Attest:

John J. Connor
Secretary



John W. Walz
President

[Signature]
Authorized Signature

SCHEDULE A

AMOUNT \$ 1600.00

DATE October 7, 1957

POLICY NO.

B 869644

ASSURED: PHILADELPHIA ELECTRIC COMPANY

1. The Estate or Interest of the Insured covered by this Policy: **Owner in fee.**

2. The Deed or other means by which title is vested in the Insured:

**Deed: Walter L. Hewes to Insured, dated October 2, 1957, recorded October 7, 1957
in Deed Book 1835 page 022 at Media, Pennsylvania.**

3. The land referred to in this Policy is described as set forth in the said instrument above mentioned and is identified as follows:

Beginning at a stake on the Easterly side of Hay Island or Calcon Hook Road in a line of land now or late of William D. H. Serrill, Darby Township, Delaware County, Pennsylvania.

SCHEDULE B

(Unless otherwise specifically excepted herein, this Policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950, and prior to the recording of the security instrument described under Schedule A-2 hereof.)

Showing estates, defects or objections to title and liens or encumbrances thereon which do or may now exist and against which the Company does not agree to insure, and also showing special risks insured against when so stated.

1. Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose, or which are visible on the ground.

2. **Stream of water flows along the premises, subject to the riparian rights of owners of ground abutting said stream.**

3. **Subject to the terms of Agreement between Walter L. Hewes and wife and the U. S. of America and Commonwealth of Pennsylvania as to dykes, dated May 19, 1933 (not recorded)**

4. **Subject to terms of Agreement between Walter L. Hewes and wife and the Township Commissioners of Darby Township as to sanitary sewer dated 1932.**

Commonwealth Land Title Insurance Company

No B-869-644-M

PHILADELPHIA,

May 20,

1957

The premises endorsed hereon are subject to the following items, which will be excepted in the policy unless removed:

MORTGAGES	NONE
TAXES	Receipts for all taxes for the years 1952 to 1956 incl. must be produced. Taxes due for the current year 1957.
WATER RENTS	Possible unpaid bills. No liability is assumed.
SEWER RENTS	Receipts for sewer rents for the years 1952 to 1956 incl. must be produced. Sewer Rents due for the current year 1957.
MECHANICS AND MUNICIPAL CLAIMS	NONE. Liability for any unfiled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done.
JUDGMENTS	NONE
OBJECTIONS	Proof that Walter L. Hewes, the grantee, in deed recorded in Deed Book F-14 page 119 is the same person as the proposed grantor.
EXCEPT	Stream of water flows along the premises, subject to the riparian rights of owners of ground abutting said stream.
C	Survey must be produced and description confirmed. Subject to any additional objections that may be added upon production of such survey.
D	Proof that no part of premises in question was taken by Darby Creek Joint Authority by resolution or condemnation under its power of eminent domain. The Deed from Philadelphia Brick Co. to Darby Creek Joint Authority dated Feb. 14, 1940 recorded Deed Book 1126 page 414 appears to overlap and include premises in question although no valid record title was held by Philadelphia Brick Co. to such portion.
E	Proof that Pierre S. duPont was a singleman at the time of delivery of deed to Walter L. Hewes dated 8-10-1910 recorded Deed Book F-14 page 119. Any additional objections to be added from an inspection of the premises.
F.	Subject to the terms of Agreement between Walter L. Hewes et ux and the U.S. of America, & Comth. of Penna. as to dykes dated May 19, 1933 (not recorded) see copy.
INSTRUMENTS TO BE PRODUCED AND RECORDED	DEED: Walter L. Hewes and his wife , his wife, to Philadelphia Electric Company dated 1/9/57 recorded
RECITAL	BEING the same premises which Pierre S. duPont by Indenture bearing date the 10th day of August A.D. 1910 and recorded in the Office for the Recording of Deeds in Delaware County in Deed Book F-14 page 119 granted and conveyed unto Walter L. Hewes, in fee.
EXCEPT	Possible additional assessment for school taxes under Act of Jan. 14, 1952, P.L. 1944, relating to 3rd and 4th Class School Districts, or township taxes under Act of July 1, 1955, P.L. 219, relating to 1st Class Townships. Terms and conditions of any unrecorded lease.
EXCEPT	Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose or which are visible on the ground.
EXCEPT	Subject to the payment of state and local real estate transfer taxes.
EXCEPT	Proof that all parties in this transaction are of full age and legally competent.
EXCEPT	Proof that this transaction is not within the Bankruptcy or Insolvency Acts.
EXCEPT	The following items are not objections to title, but are furnished for information only.
PRODUCE TAX, WATER AND SEWER RENT BILLS OR RECEIPTS FOR CURRENT YEAR	Information relating to street improvements, except where the improvement is completed, for which a lien can be filed, not being within the scope of title insurance, is not certified.

When the transaction is settled and the papers recorded (which recording should be done by the Company), a Policy of Insurance of this Company will be issued for \$1,500.00 in conformity with application and this marked up Report.

122-00-52

William C. Nail
ASST. VICE PRESIDENT

DARBY 001255

BLOCK

LOT

APPL. NO.

B-869644-M

PREMISES:

ALL THAT CERTAIN lot or piece of ground SITUATE, lying and being in the Township of Darby, in the County of Delaware and State of Pennsylvania, bounded, butted, described and containing according to a certain plan or survey made thereof by Benjamin H. Smith, Esquire, Surveyor on the 13th day of July A. D. 1877, as follows to wit:

BEGINNING at a stake on the Easterly side of Hay Island or Galcon Hook Road in a line of land now or late of William D. H. Serrill, and thence by the same crossing the line of Old Bank South 62 degrees 23 minutes East 217.95 feet to a stake, in the Westerly bank of Darby Creek, thence along said bank South 42 degrees 27 minutes West 150 feet to another stake in the line of land now or late of William D. H. Serrill; thence by the same North 69 degrees 15 minutes West 180.85 feet to a stake in the said Easterly side of said Hay Island or Galcon Hook Road, and thence along the said Easterly side of said Hay Island or Galcon Hook Road North 27 degrees 37 minutes East 166.72 feet to the place of beginning.

CONTAINING 112.98 perches.

OBJECTIONS CONTINUED

EXCEPT

G. Subject to terms of Agreement between Walter L. Hewes et ux and the Township Commissioners of Darby Township as to sanitary sewer dated _____ 1932 (not recorded) see copy.

Es Galcon Hook Road
Darby Twp.
Delaware Co., Pa.

Title Report

B-869644-M

**Commonwealth Land
Title Insurance Company**

Main Office:
1510 WALNUT STREET
PHILADELPHIA 2, PENNA.

Send a copy of this Report to the Grantor or Mortgagor so that all objections may be removed or explained before settlement.

112-20-27

WHEREAS, The Board of Township Commissioners of the Township of Darby, in the County of Delaware and State of Pennsylvania, are desirous of laying and constructing a sanitary sewer, which said sewer will pass through the lands of Walter L. Hewes and Mary, his wife, and have requested the said Walter L. Hewes and Mary, his wife, to grant them permission for the construction of the said sewer along the course hereinafter described.

AND WHEREAS, The said Walter L. Hewes and Mary, his wife, have agreed to grant the said permission to enter upon their lands, to lay and construct the said sanitary sewer and to further grant permission to the said Township of Darby, in the County of Delaware and State of Pennsylvania, to enter upon their said lands, to make any necessary repairs to the said sewer or for the purpose of making inspection and to do all other necessary things to keep the said sewer in a good sound order and repair and to give a full and proper release to the said Township of Darby, in the County of Delaware and State of Pennsylvania, releasing it of all responsibility for any damages that might arise by reason of the digging of trenches, laying and constructing of said sewer, repairing or inspecting of same. And the said Township of Darby, in the county of Delaware and State of Pennsylvania, having agreed that it will replace the surface of the land on which the sewer has been laid in the same condition as it now is before the laying of the sewer.

NOW THIS INDENTURE WITNESSETH, That for and in consideration of the sum of ONE DOLLAR, the receipt whereof is hereby acknowledged, and in consideration of other good and valuable considerations then thereto moving, the said Walter L. Hewes and Mary, his wife, have agreed and do hereby agree that the said Township of Darby, in the County of Delaware and State of Pennsylvania, shall and does have the right to enter upon their land, to take thereon all necessary machinery, tools and materials, together with the necessary laborers, engineers and others to dig such trenches as shall be necessary to lay, construct, repair and inspect a proper sanitary sewer along the following described courses:-

Beginning at a point in the line of lands of the Philadelphia Brick Company, said point being at the distance of fifty-nine feet, more or less, south-east of the northwesterly side of Galcon Hook Road; thence South thirteen degrees, six minutes west, one hundred thirty-nine feet, more or less, to a point; thence South sixty-one degrees, fifty-four minutes East, one hundred feet, more or less to the low water mark of Darby Creek.

AND The said Walter L. Hewes and Mary, his wife, under and in consideration of an understanding and agreement between them and the Commissioners of the said Township of Darby, that they the said Walter L. Hewes and Mary, his wife, shall be now and for all times to come released from any charge or assessment for or on account of the laying of the said sewer, either based on front foot or any other measurement, and, further that the said Walter L. Hewes and Mary, his wife, shall have the right and privilege to connect to the said sewer if it shall be desired by them at any time in the future free of charge.

AND provided further, that it is understood between the parties that the said Commissioners of the Township of Darby have guaranteed to the said Walter L. Hewes and Mary, his wife, that the said Township of Darby shall forever save harmless the said Walter L. Hewes and Mary, his wife, from any damage, injury, suits or reckonings, for or on account of the bank cut through aforesaid property to the Creek for the laying of the said sewer and that the said Township shall keep and maintain the said bank in a state of good order and repair.

AND The said Walter L. Hewes and Mary, his wife, in consideration of the matters and things above set forth, have for themselves, their and each of their executors, administrators and assigns, remise, released and quit-claimed and by these presents do remise, release and quit-claim unto the said Township of Darby, in the County of Delaware and State of Pennsylvania, and to its successors and assigns, all manner of claim or claims for damages, injuries, suits, action or actions for claims for damages or injuries that shall be caused or claimed to have been caused by reason of the digging of such trenches and the laying

and constructing of the said sewer, or the inspection and repair of the same after it shall have been laid and constructed.

In witness whereof, the parties herunto have set their hands and seals this _____ day of _____ A. D. 1932.

Signed, sealed and delivered:

in the presence of

Walter L. Hovea
Mary Hovea

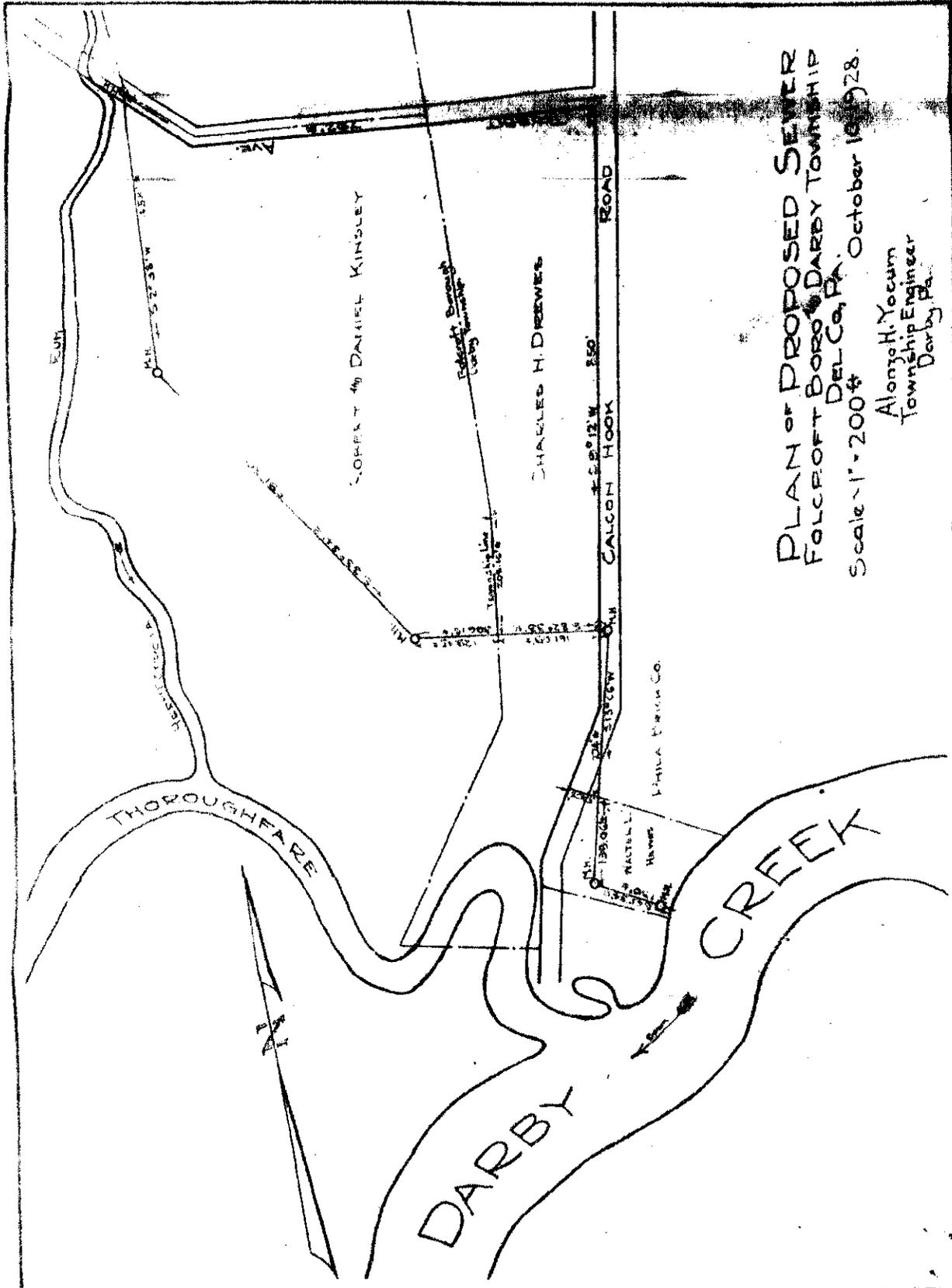
Walter L. Hovea
Mary Hovea
D. H. Russell
President of Board of Commissioners
Attest Secretary Dominic J. Papp

STATE OF PENNSYLVANIA: ; SS:
COUNTY OF DELAWARE :

On the 5th day of August 1932, before me, Notary Public personally appeared the above named Walter L. Hovea and Mary Hovea and in due form of law acknowledged the above RELEASE to be their act and each of their act and deed, and desired the same might be recorded as such.

Witness my hand and Notary Seal seal the day and year aforesaid.

Walter L. Hovea
Mary Hovea
Dominic J. Papp Jan 6 1933



0111

REPORT OF SETTLEMENT

PURCHASE BY PHILADELPHIA ELECTRIC COMPANY FROM WALTER L. HEWES,
WIDOWER
PREMISES: SOUTHEAST SIDE OF CALCON-HOOK ROAD, DARBY TOWNSHIP,
DELAWARE COUNTY, PENNSYLVANIA
CONTAINING 112.98 PERCHES
FILE PE-1624

Settlement in the above matter was held Friday, October 4, 1957 at the office of the Commonwealth Land Title Insurance Company, 1510 Walnut Street, Philadelphia. Those present were Mr. J. Smith, settlement clerk, and the undersigned. Mr. William Mitchell real estate broker representing the seller sent the deed etc. to the Title Company to complete settlement.

Attached are the following:

1. Filled in skeleton copy of deed
2. Marked up title report
3. Sheet showing disbursement of consideration
4. Check for \$4.50 brokers commission

The 1957 taxes were paid and we reimbursed the seller in the amount of \$3.00 being 1/3 of the total taxes for the year.

1957 tax receipt was	Lot 50' x 100'	\$200.00
County tax	5.75 Mills	\$1.15
Institutional tax	2.85 "	.57
Township tax	17.00 "	3.40
School tax	37.00 "	7.40
	<u>62.60</u>	<u>\$12.52</u>


H. M. Schenk
Right of Way Section

HMS:jtb

0
10/7



$$\begin{array}{r} 160 \overline{) 112.0} \\ \underline{1120} \\ 0 \end{array}$$

October 10, 1962

File 44-1617 and FE-1624

Mr. John B. Salzman
1000 West Highland Avenue
Philadelphia 41, Pa.

Dear Mr. Salzman:

You had inquired as to the possibility of Mr. Bernard T. Mitchell constructing a guest type building on our property on the east side of Calcon Hook Road, Felcroft Borough, Delaware County, in connection with his operations in the area.

We are enclosing a plan showing the area in question on which has been shown in red outline ground which we own and might be used for this purpose. The size is only approximate as there has been a survey made of this property. We would like you to indicate on this plan if there is a location which will be suitable for the proposed use and return the plan to us for further consideration.

As to your question concerning the placing of your entrance in present Calcon Hook Road, we find that we have granted to Mr. Wilbur Henderson the right to cross our property shown with hatched green lines which is an extension of Calcon Hook Road through our property, to reach property in which he has an interest. We feel if you are still interested in placing a gate on the road, you might discuss the matter with Mr. Henderson in order to reach an understanding in this matter.

Very truly yours,

MHE:FM


H. J. McQUISTON
Real Estate Agent

Attachment

10

September 24, 1957
PE-1624

C. J. Mitchell Co., Inc.
1047 Suburban Station Building
Philadelphia 3, Pennsylvania

Gentlemen:

Under terms of agreement dated April 16, 1957, Walter L. Hewes, Widower, gave this company an option for a period of one hundred eighty (180) days from the date thereof or on or before October 13, 1957, to purchase an unimproved lot of ground situate on the south-easterly side of Calcon Hook Road, Darby Township, Delaware County, Pennsylvania, and more particularly described herein.

In accordance with the terms of said option, you, as his attorney, are hereby notified that we hereby exercise said option and shall arrange to complete settlement under the terms of same within sixty (60) days from the date of this letter.

Very truly yours,


H. J. McQuiston
Real Estate Agent

HL:ede

SENT REGISTERED MAIL
RETURN RECEIPT REQUESTED

DARBY 001267

WHEREAS, the undersigned is the owner of premises situate in the Township of Darby, County of Delaware, Commonwealth of Pennsylvania, described in Deed dated the 10th day of August in the year 1910, recorded in the Office of the Recorder of Deeds of said County and State, in Deed Book No. F-14 at page 119 &c.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of TEN DOLLARS (\$10.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as "Seller") hereby gives unto PHILADELPHIA ELECTRIC COMPANY (hereinafter referred to as "Buyer"), the option, to be exercised as hereinafter provided at any time within 180 days after the date hereof, of purchasing for the price or sum of \$1,600.00

All That Certain lot or piece of ground situate in said Township, County and Commonwealth aforesaid, described as follows:

BEGINNING at a point on the easterly side of Hay Island (Calcon Hook Road) in line of ground now or late of Wm. D. H. Serrill and extending thence along last mentioned ground, crossing the line of old bank S. 62° 23' E. 218 feet more or less to a point in the westerly bank of Darby Creek; thence along said bank S. 42° 27' W. 150 feet more or less to a point in line of ground now or late of said Wm. D. H. Serrill; thence along last mentioned ground N. 69° 15' W. 181 feet, more or less, to a point in the said easterly side of Hay Island (Calcon Hook Road) and thence along the easterly side of said road N. 27° 37' E. 167 feet, more or less to the point and place of beginning.

Apr. 14
May 31
June 30
July 31
Aug. 31
Sept. 20
Oct. 13
1910

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said piece of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said piece of ground.

2. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to C. J. Mitchell & Co. Inc. the representative of Seller, at 4047 SUBURBAN STATION BLDG. PHILA(3) PA. Seller hereby certifies that the above is the correct name and post-office address of their representative to whom he desires and directs Buyer to mail or deliver all notices and payments pertaining to this agreement.

3. Upon the exercise of this option it shall be and become an Agreement of Sale between Seller and Buyer, and settlement shall be made upon the following terms and conditions:

(a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.

(b) Upon the payment of the purchase price, less the amount paid for this option, Seller shall execute and deliver a Deed conveying to Buyer said piece of ground in fee simple, free and clear of all liens and encumbrances. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.

(c) ALL REAL ESTATE TRANSFER TAXES TO BE EQUALLY DIVIDED BETWEEN SELLER AND BUYER

4. This agreement shall be binding upon and inure to the benefit of the executors, administrators, heirs, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Seller has hereunto set his hand and seal on this 16th day of April A.D. 1957.

Signed, sealed and delivered in the presence of:

C. J. Mitchell

Walter L. Hewes (SEAL)
Walter L. Hewes

(SEAL)

COMMONWEALTH LAND
TITLE INSURANCE COMPANY

Main Office, 1516 Walnut St., Philadelphia 2, Pa.

WALnut 3-0400

Application Number B- 1 869644 M

Premises in the Borough of Darby, Delaware
County, Pa.

RE: WALTER L. HEWES

Received 5/14/1957

We thank you for this application.

J. B. Chamberlain

132-00-32

COMMONWEALTH LAND
Title Insurance Company

RECEIVED		
MAY 15 1957		
<i>H. J. McQuiston</i>		
W.G.F.		<i>10</i>
	J.D.	
R.S.	McL.	FILE

NORMAN S. CHAMBERLAIN
ASST. VICE PRESIDENT



May 14, 1957

1510 WALNUT ST.
PHILA. 2, PA.

Mr. Henry J. McQuiston,
Philadelphia Electric Company,
1000 Chestnut Street,
Philadelphia 5, Penna.

16-nt

Re: B-869644-M
Premises: in the Borough of Darby,
Delaware County, Pa.
Re: Walter L. Hewes

Dear Henry:

I wish to acknowledge receipt of your application for title insurance covering the above premises, and I am enclosing our card showing the number assigned to this application.

We will proceed with the examination of the title, and issue our report as soon as possible.

Very truly yours,

Norman S. Chamberlain
Assistant Vice President

NSC:B
Enclosure

TITLE INSURANCE SINCE 1876

DARBY 001270

1008 Walnut Street
3rd Floor

September 24, 1957

File PE-1624

Walter L. Hewes, Widower, property

Harvey Schenk:

Attached for settlement in the above matter are the following:

1. Option
2. Deed and copy
3. Title Certificate and duplicate
4. Blueprint plan

A voucher has been ordered.

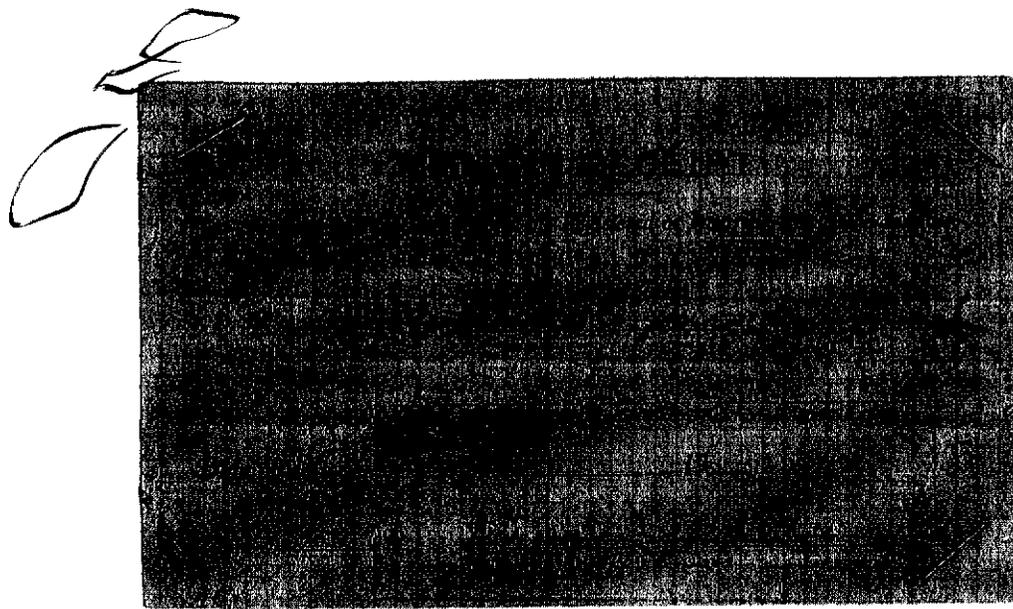
Settlement in the above matter is to be completed on or before November 23, 1957.

H. C. Oelschlager
Real Estate Department

HCO:ede

00

00



EXPENSE RECORD
196-50001 3-61

EMPLOYEE'S NAME (Print)

HARVEY M. SCHENK

DATE	DESCRIPTION	J.I.	O.	W. O. OR ACCT. NO.	AMOUNT
10/24/57	WALTER L. HEWES To PE Co.				
	FEE DEED			601-228-1-1100	
	TAX ADJUSTMENT ON 1957 TAXES			34950.701	3 00
	FILE PE 1624				

APPROVED 	CHECKED
SUPERVISOR	ANALYST
APPROVED	AUTHORIZED SIGNATURE

RECEIVED <i>Three and 70/100</i>	TOTAL \$ 3.00
IN FULL PAYMENT OF THE ABOVE	DOLLARS
DATE <i>10/7/57</i> SIGNED <i>Harvey M. Schenk</i>	

Walter L. Hewes, widower property

Consideration	\$ 1600.00
ack.	.75
adj. Tax	<u> </u>
	\$ 1600.75

Paid on account	10.00
	<u> </u>
	\$ 1590.75

Title Insurance	50.00
Record Deed	8.00

Pa. 1% stamps	16.00
	<u> </u>
	\$ 1,664.75

Seller to pay U.S. Stamp +
Tax 1%

4/1/51
32-51

PA # J-5847
9/27/57

September 25, 57

COMMONWEALTH LAND TITLE INSURANCE COMPANY

ONE THOUSAND SIX HUNDRED SIXTY-FOUR AND 75/100- - - - - 1,664.75

Balance of funds required for the purchase in fee of a lot of ground containing 112.98 perches situate between Calcon Hook Road and the Darby Creek in Darby Township, Delaware County, Pa. from Walter L. Hewes.

File PE-1624

(Please send check to H. J. McQuiston, 3rd floor, 1008 Walnut St.)

349950-101

6-1624

\$1664 75

2 M D

OCTOBER

fifty-seven (1957) WALTER L. HEWES,
of Darby, County of Delaware and Commonwealth of Pennsylvania,

Widower,

PHILADELPHIA ELECTRIC COMPANY, a corporation of the Commonwealth
of Pennsylvania,

ONE

THOUSAND SIX HUNDRED DOLLARS (\$1,600.00)

him

s

es

, its Successors

ALL THAT CERTAIN lot of piece of ground, situate in the Town-
ship of Darby, County of Delaware, Commonwealth of Pennsylvania,
bounded and described in accordance with a survey or plan thereof
made by Benjamin H. Smith, Esq., Surveyor, on July 13, 1877, as
follows:

BEGINNING at a point on the easterly side of Hay Island or
Calcon Hook Road in a line of land now or late of William D. H.
Serrill and extending thence by same crossing the line of old Bank
South sixty-two degrees twenty-three minutes East (S. 62° 23' E.)
two hundred seventeen feet and ninety-five one-hundredths of a foot
(217.95') to a point in the westerly bank of Darby Creek; thence
along said bank South forty-two degrees twenty-seven minutes West
(S. 42° 27' W.) one hundred fifty feet (150') to a point in line
of land now or late of said William D. H. Serrill; thence by same
North sixty-nine degrees fifteen minutes West (N. 69° 15' W.)
one hundred eighty feet and eighty-five one-hundredths of a foot
(180.85') to a point in the said easterly side of said Hay Island
or Calcon Hook Road and thence along the said easterly side of
said Hay Island or Calcon Hook Road North twenty-seven degrees
thirty-seven minutes East (N. 27° 37' E.) one hundred sixty-six
feet and seventy-two one-hundredths of a foot (166.72') to the
first mentioned point and place of beginning.

Containing one hundred twelve perches and ninety-eight one-
hundredths of a perch.

BEING the same premises which PIERRE S. DU PONT by Indenture
bearing date the tenth day of August, A.D. 1910, and recorded in
the Office for the Recording of Deeds &c.. in and for the County
of Delaware, aforesaid, in Deed Book F-14, page 119 &c., granted
and conveyed unto WALTER L. HEWES, in fee.

the

, its Successors

, its Successors

U. S. Doc.
Stamps
\$2.20

Pa. Doc.
Stamps
\$16.00

Grantor, for himself and his

es

, its Successors

he, Grantor and his

, its Successors

him,

Grantor and his

him, them

y

has

his

Wm. MITCHELL

WALTER L. HEWES
Walter L. Hewes

3RD

OCTOBER 57

a Notary Public in and for the Commonwealth of Pennsylvania
WALTER L. HEWES, Widower,

his

Notarial

NOTARY SEAL

MARTHA E. KINDER
776 CHESTNUT PK PROSPECT PARK RD
COUN EXD 49/59

J. M. SCHEWY
Philadelphia 5, Pa.

1000 Chestnut Street,

B-869-644-M

PE-1624

WALTER L. HEWES,
Widower

to

PHILADELPHIA ELECTRIC
COMPANY

Premises: Darby Township,
Delaware County
Pennsylvania

DARBY 001279

Commonwealth Land Title Insurance Company

NoB-869-644-M

PHILADELPHIA,

May 20,

1957

The premises endorsed hereon are subject to the following items, which will be excepted in the policy unless removed:

MORTGAGES	NONE
TAXES	Receipts for all taxes for the years 1952 to 1956 incl. must be produced. Taxes due for the current year 1957.
WATER RENTS	Possible unpaid bills. No liability is assumed.
SEWER RENTS	Receipts for sewer rents for the years 1952 to 1956 incl. must be produced. Sewer Rents due for the current year 1957.
MECHANICS AND MUNICIPAL CLAIMS	NONE. Liability for any unfiled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done.
JUDGMENTS	NONE
OBJECTIONS A	Proof that Walter L. Hewes, the grantee, in deed recorded in Deed Book F-14 page 119 is the same person as the proposed grantor.
B	Stream of water flows along the premises, subject to the riparian rights of owners of ground abutting said stream.
C	Survey must be produced and description confirmed. Subject to any additional objections that may be added upon production of such survey.
D	Proof that no part of premises in question was taken by Darby Creek Joint Authority by resolution or condemnation under its power of eminent domain. The Deed from Philadelphia Brick Co. to Darby Creek Joint Authority dated Feb. 14, 1940 recorded Deed Book 1126 page 414 appears to overlap and include premises in question although no valid record title was held by Philadelphia Brick Co. to such portion.
E	Proof that Pierre S. duPont was a singleman at the time of delivery of deed to Walter L. Hewes dated 8-10-1910 recorded Deed Book F-14 page 119. Any additional objections to be added from an inspection of the premises.
INSTRUMENTS TO BE PRODUCED AND RECORDED	DEED; Walter L. Hewes and _____, his wife, to Philadelphia Electric Company dated _____ recorded _____
RECITAL	BEING the same premises which Pierre S. duPont by Indenture bearing date the 10th day of August A.D. 1910 and recorded in the Office for the Recording of Deeds in Delaware County in Deed Book F-14 page 119 granted and conveyed unto Walter L. Hewes in fee.
NOTICE	<p>Possible additional assessment for school taxes under Act of Jan. 14, 1952, P.L. 1944, relating to 3rd and 4th Class School Districts, or township taxes under Act of July 1, 1955, P.L. 219, relating to 1st Class Townships. Terms and conditions of any unrecorded lease.</p> <p>Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose or which are visible on the ground.</p> <p>Subject to the payment of state and local real estate transfer taxes.</p> <p>Proof that all parties in this transaction are of full age and legally competent.</p> <p>Proof that this transaction is not within the Bankruptcy or Insolvency Acts.</p> <p>The following items are not objections to title, but are furnished for information only.</p>
PRODUCE TAX, WATER AND SEWER RENT BILLS OR RECEIPTS FOR CURRENT YEAR	Information relating to street improvements, except where the improvement is completed, for which a lien can be filed, not being within the scope of title insurance, is not certified.

When the transaction is settled and the papers recorded (which recording should be done by the Company), a Policy of Insurance of this Company will be issued for \$ _____ in conformity with application and this marked up Report

William C. Neil
ASST. VICE PRESIDENT

BLOCK

LOT

APPL. NO.

B-869644-X

PREMISES:
 ALL THAT CERTAIN lot or piece of ground SITUATE, lying and being in the Township of Darby, in the County of Delaware and State of Pennsylvania, bounded, butted, described and containing according to a certain plan of survey made theretof by Benjamin H. Smith, Esquire, Surveyor on the 13th day of July A. D. 1877 as follows to wit:
 BEGINNING at a stake on the westerly side of Hay Island or Caloon Hook Road in a line of land now or late of William D. H. Serrill, and thence by the same crossing the line of Old Bank South 62 degrees 23 minutes East 217.95 feet to a stake, in the westerly bank of Darby Creek, thence along said bank South 42 degrees 27 minutes West 150 feet to another stake in the line of land now or late of William D. H. Serrill; thence by the same North 69 degrees 15 minutes West 180.85 feet to a stake in the said westerly side of said Hay Island or Caloon Hook Road, and thence along the said westerly side of said Hay Island or Caloon Hook Road North 27 degrees 37 minutes East 166.72 feet to the place of beginning. CONTAINING 112.98 perches.

Es Caloon Hook Road
 Darby Twp.
 Delaware Co., Pa.

Title Report

B-869644-X

**Commonwealth Land
 Title Insurance Company**

Main Office:

1510 WALNUT STREET
 PHILADELPHIA 2, PENNA.

Send a copy of this Report to the Grantor or Mortgagor so that all objections may be removed or explained before settlement.

122-00-87

1427
12/1/57
H
H

October 30, 1957

SUBJECT: Files PE-1624 and PE-1617

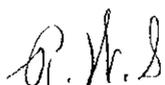
Mr. Joseph A. Conte, Chairman
Board for the Assessment and Revision of Taxes
For Delaware County
Court House, Media, Pennsylvania

Dear Mr. Conte:

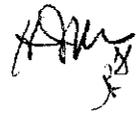
By Deed dated October 2, settlement not made however, until October 4, Philadelphia Electric Company acquired from Walter L. Hewes an unimproved lot of ground situate on the easterly side of Calcon Hook Road and the westerly bank of the Darby Creek in Darby Township, Delaware County, Pennsylvania. This lot of ground contains a calculated area of 0.725 of an acre and is shown in red outlined on the blueprint enclosed herewith. This property has been assessed to Walter L. Hewes as lot 50' by 100', Magazine Lane and Darby Creek in the amount of \$200.00. We would appreciate your informing us if there will be any change in the assessment beginning 1958.

Also by a Quit Claim Deed dated May 13, 1957 but recorded on October 7, Philadelphia Electric Company acquired from Longwood Foundation, Inc. all their right, title and interest to the marsh or flats between the above mentioned lot acquired from Walter Hewes and the low-water line of Darby Creek and the low-water line of Big Thoroughfare Creek and more particularly shown outlined in yellow on said blueprint enclosed herewith. We understand that these marsh or flats were not assessed for Real Estate tax purposes. Will you also inform us if there will be any assessment placed on these rights considering the character of the land involved.

Very truly yours,


R. W. Smith
Real Estate Department

RWS:jtb
Enclosure



Walter Hewes
721 Greenway Ave.,
Darby, Pa.

1956 asst.
Magazine Lane &
Darby Creek
50' x 100' Blvd.

For Mr. J. Dugan
Darby Twp.

\$200

Walter J. Hewes

1-1-55 to 12-31-56

✓ ✓ ✓ ✓ ✓ ✓ ✓
1909
14 24 28 31 38 45 48

grantee

1046-120 ✓

1016-49 ✓

1007-133 ✓

838-294 ✓

789-198 ✓

547-273 ✓

507-512 ✓

381-478 ✓

F 14-119
(8-10-1910)

✓ ✓ ✓ ✓ ✓ ✓ ✓
1910 14 24 28 31 38 45 48

grantor

1360-14 ✓

1761-542 ✓

1781-400 ✓

" - 448 ✓

P. W. Kennedy

Deed

Pierre S. Lafont,
to
Walter L. Hewes,

Dated- 8/10/10
Ack.- 8/13/10
Rec.- 9/20/10
Cons.- \$500.00
D. Bk. P-11, p. 119

All that certain lot or piece of ground, situate (lying and being in Twp. of Darby, Co. of Del., Pa. b. and d. and contg. according to a certain plan or survey made thereof, by Benjamin H. Smith, Esq. Surveyor on 7/19/1877 as follows:

beg. at a stk. on the E. erly side of Hay Island or Calcon Hook Rd. in a line of ~~ld. n. or l.~~ of Wm. D.H. Serrill;
th. by same crossing the line of old Bank S. $62^{\circ} 23'$ W. 217.95' to stk. in the W. erly bank of Darby Creek;
th. alg. sd. bank S. $42^{\circ} 27'$ W. 150' to another stk. in the line of ld. n. or l. of sd. Wm. D.H. Serrill;
th. by same W. $69^{\circ} 15'$ W. 180.85' to stk. in sd. E. erly side of sd. Hay Island or Calcon Hook Rd.
th. alg. the sd. E. erly side of sd. Hay Island or Calcon Hook Rd. N. $27^{\circ} 37'$ E. 166.72' to place of beg. Cont. 112.98 P.
E. Being a portion of sa. ld. and prem. conveyed to the party of the 1st part by the Oriental Powder Company by deed dated 5/1/05 rec. in D. Bk. P-11, p. 49 etc.

*Description OK
except for correction.*

ACQUISITION OF GROUND FOR
EDDYSTONE-LIANERCH 132 KV
TRANSMISSION LINE RIGHT OF WAY

October 7, 1957
File: PE-1000
PE-1017

Philadelphia Electric Company, by Deed dated October 2, 1957,
(filed with this file October 4, 1957) acquired from Walter L. Jones,
owner of a certain parcel of ground situate on the southern
side of Cambridge Road west of the Transmission Line, containing
in front of parcel West 100.75' and extending therefrom to
depth 200.00' on the north line and 100.00' on the south line in
Darby Township, Delaware County, Pennsylvania; and more particu-
larly shown outlined in red crayon on the blueprint plan hereto
attached.

Philadelphia Electric Company, by Deed dated May 13, 1957,
acquired from Leggett Foundation, Inc., all of its right title and
interest of, in, and to the marsh or flats adjoining the first above
described parcel of ground on the east and southerly sides thereof
in Darby Township, Delaware County, Pennsylvania, and more particu-
larly shown outlined in yellow crayon on the plan hereto attached.


H. J. McGuiston
Real Estate Agent

HCO:reds

Attachment

Rt. #1 K.M. Irwin,
for your files
(2 plans)

Rt. #2 W.H. Jones
R.M. Godwin
R.R. MacKay, Jr.
for your files

Rt. #3 E.B. Shew,
for your files

Rt. #4 G.S. VanAntwerp
H. MacVaugh
C.W. Iles
J. VanName

Rt. #5 J.B. Murray,
for your files

Rt. #6 E.W. Carson
F. B. Reiter, Jr.

H.P.O.

H-10-57

Hever is still the owner
of this place. Will you please
prepare an option similar to
the Simpson paper.

Thank you
D.H.

~~P.P.~~

Mr. C. R. Holland:

Title, of record, is still in the name of Walter L. Hewes by deed dated 8-10-1910 rec. in D.B.K. F14-p. 119.

There is no record of the death of Walter L. Hewes in Delaware County.

There are no delinquent taxes returned against prem. in question.

P. W. Kennedy
4-9-57

Mr. J. Dugan:

Enclosed is a 1 yr. search and abstracts on Walter Hewes and Pierre S. du Pont. Also registry sketch.

Until further searches are made I would not rely on the above mentioned being last owners.

P. W. Kennedy

1-7-57

Deed

Pierre S. duFont,
to
Walter L. Hewes.

Dated- 8/10/10
Ack.- 8/13/10
Rec.- 9/20/10
Cons.- \$500.00
D.^{Bk.} F-14, p. 119

All that certain lot or piece of ground, situate lying and being in Twp. of Darby, Co. of Del., Pa. b. and d. and cont. according to a certain plan or survey made thereof, by Benjamin H. Smith, Esq. Surveyor on 7/13/1877 as follows:

Beg. at a stk. on the E. erly side of Hay Island or Caloon Hook Rd. in a line of ld. n. or l. of Wm. D.H. Serrill;
th. by same crossing the line of old Bank S. 62° 23' ^E W. 217.95' to stk. in the W. erly bank of Darby Creek;
th. alg. sd. bank S. 42° 27' W. 150' to another stk. in the line of ld. n. or l. of sd. Wm. D.H. Serrill;
th. by same N. 69° 15' W. 180.85' to stk. in sd. E. erly side of sd. Hay Island or Caloon Hook Rd.
th. alg. the sd. E. erly side of sd. Hay Island or Caloon Hook Rd. N. 27° 37' E. 166.72' to place of beg. Cont. 112.98 P.
R. Being a portion of sa. ld. and prem. conveyed to the party of the 1st part by the Oriental Powder Company by deed dated 5/1/05 rec. in D.^{Bk.} P-11, p. 48 etc.

April 10, 1958

SUBJECT: File PE-1624 and PE-1617

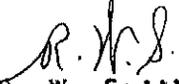
Mr. Joseph A. Conte, Chairman
Board for the Assessment and Revision of Taxes
For Delaware County
Court House, Media, Pennsylvania

Dear Mr. Conte:

You may recall we have been writing you in regard to a property we acquired on October 30, 1957, from Walter L. Hewes situate on the easterly side of Calcon Hook Road and the westerly bank of Darby Creek containing an area of 0.725 of an acre in Darby Township, Delaware County, Pennsylvania. As yet we have not been notified what our assessment will be for this property for 1958.

Also by a quit-claim Deed recorded on April 7, 1957, Longwood Foundation, Inc. conveyed all their right, title and interest to the marsh or flats between the above mentioned lot and the low water line of Darby Creek and the low water line of Big Thoroughfare Creek. While we understand these marshes or flats are not assessed for real estate tax purposes we would appreciate your informing us whether that status will still remain.

Very truly yours,


R. W. Smith
Real Estate Department

RWS:jtb



~~3/14~~
~~3/24~~
~~4/10~~

February 24, 1958

SUBJECT: Files PE-1624 and PE-1617

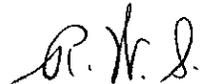
Mr. Joseph A. Conte, Chairman
Board for the Assessment and Revision of Taxes
for Delaware County
Court House, Media, Pennsylvania

Dear Mr. Conte:

You may recall that we have been writing you in regard to property acquired on October 30, 1957, from Walter L. Hewes situate on the easterly side of Calcon Hook Road and the westerly bank of Darby Creek in Darby Township, Delaware County, Pennsylvania containing a calculated area of 0.725 of an acre. Can you now inform us what our assessment will be for this property for 1958.

Also by a Quit-Claim Deed dated May 13, 1957, but not recorded until October 7, 1957, we acquired from Longwood Foundation, Inc. all their right, title and interest to the marsh or flats between the above mentioned lot acquired from Walter L. Hewes and the low water line of Darby Creek and the low water line of Big Thoroughfare Creek. We understand these marsh or flats are not assessed for real estate tax purposes. Will you please inform us whether that status will still remain.

Very truly yours,


R. W. Smith
Real Estate Department

RWS:jtb



2/4
January 31, 1958

SUBJECT: Files PE-1624 and PE-1617

Mr. Joseph A. Conte, Chairman
Board for the Assessment and Revision of Taxes
For Delaware County
Court House, Media, Pennsylvania

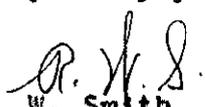
Dear Mr. Conte:

You may recall that we originally wrote you on October 30, 1957, that by a Deed dated October 2, Philadelphia Electric Company acquired from Walter L. Hewes an unimproved lot of ground situate on the easterly side of Calcon Hook Road and the westerly bank of the Darby Creek in Darby Township, Delaware County, Pennsylvania, containing a calculated area of 0.725 of an acre.

Also by Quit-claim Deed dated May 13, 1957, but not recorded until October 7, Philadelphia Electric Company acquired from Longwood Foundation, Inc. all their right, title and interest to the marsh or flats between the above mentioned lot acquired from Walter L. Hewes and the low water line of Darby Creek and the low water line of Big Thoroughfare Creek.

We understand these marsh or flats are not assessed for real estate tax purposes. Can you now inform us what our assessment will be on the parcel of ground acquired from Walter L. Hewes.

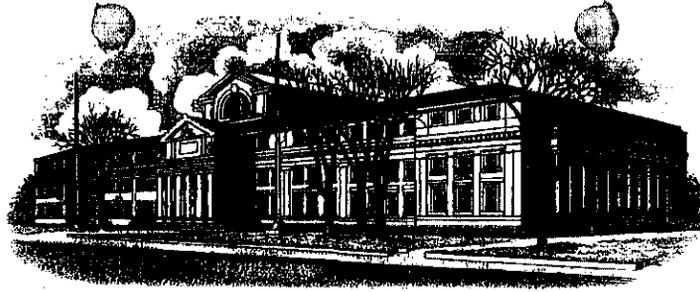
Very truly yours,


R. W. Smith
Real Estate Department

RWS:jtb

MV
BE *js*

7
JOSEPH A. CONTE
CHAIRMAN
JOSEPH E. WICKERSHAM
JAMES J. MALONE



RECEIVED		
JACOB SAPOVITS		
SECRETARY FOR THE BOARD		
APR 22 1958		
INQUIRY		
M.G.E.		H.O.
	J.D.	
R.S.	McL.	FILE

BOARD FOR THE ASSESSMENT AND REVISION OF TAXES

DELAWARE COUNTY

MEDIA, PENNSYLVANIA April 22, 1958.

Philadelphia Electric Co.
1000 Chestnut Street,
Philadelphia 5, Pa.

Re: Files PE-1624 *✓ - general* and 1617.

Gentlemen:

In reply to your letter of April 17, 1958 regarding assessments on properties in Darby Township, the first item is assessed on Magazine Lane on folio 1592 in the amount of \$200. for the year 1958.

The second item is not assessed for 1958, however, this matter will be referred to our local assessor who will place a token assessment on same for the year 1959, as all parcels must bear an assessment according to the law.

You will be notified accordingly when the 1959 assessments are being made.

Very truly yours,

Joseph A. Conte
CHAIRMAN

JAC.t
cc. Assaf.

April 17, 1958

SUBJECT: Assessments - Files PE-1624 and 1617

Mr. Joseph A. Conte, Chairman
Board for the Assessment and Revision of Taxes
For Delaware County
Court House, Media, Pennsylvania

Dear Mr. Conte:

In accordance with your request of April 14, on the above captioned subject enclosed you will find a blueprint of a sketch whereon we have indicated with red crayon the property we purchased from Walter L. Hewes on October 30, 1957, situate on the easterly side of Calcon Hook Road and which we understand was assessed to Mr. Hewes as a lot 50' by 100' at Magazine Lane and Darby Creek in the amount of \$200.00.

Also outlined in yellow crayon is an area between the abovementioned property and the low water line of Big Thoroughfare Creek and Darby Creek which consist of marsh or flats which we acquired from Longwood Foundation, Inc. by a Quit-claim Deed dated May 13, 1957 and recorded on October 7. We understand that these marsh or flats are not assessed for real estate tax purposes.

We would now be pleased if you could inform us what our assessment will be for the first abovementioned parcel of ground and whether these marsh or flats will continue not assessed for real estate tax purposes.

Very truly yours,


R. W. Smith
Real Estate Department

RWS:jtb
Enclosure

md
AX

JOSEPH A. CONTE
CHAIRMAN
JOSEPH E. WICKERSHAM
JAMES J. MALONE



JACOB SAPOVITS
SOLICITOR FOR THE BOARD

RECEIVED		
APR 15 1958		
H.W. MOULDER		
M.G.E.		D.O.
	J.D.	
B.U.	W.D.L.	FILE

BOARD FOR THE ASSESSMENT AND REVISION OF TAXES

DELAWARE COUNTY
MEDIA, PENNSYLVANIA

April 14, 1958.

Philadelphia Electric Co.
1000 Chestnut St.
Philadelphia 5, Pa.

Hewes *Longwood*

Re: File PE-1624 and PE-1617.

Gentlemen:

This is in reply to your letter of April 10, 1958 regarding property acquired on October 30, 1957 from Walter L. Hewes in the Township of Darby.

May we have a plan of this property in order to correctly identify it? Upon receipt of same we will be able to give you the desired information.

Very truly yours,

Joseph A. Conte
CHAIRMAN

JAC/t

Third floor -- 1005 Walnut Street

March 4, 1939

FROM: E. W. Smith

TO: John L. Sunday, Manager
Property Records Division

SUBJECT: Transfer of items on books of
Philadelphia Electric Company
Files #1-1607, 1608, 1610, 1611, 1612, 1613, 1615,
1616, 1617, 1624, 1625, 1632, 1637, 1643, 1644, 1649,
1690

Will you please arrange to transfer the following amounts
which are charged to the temporary work order pending the final
determination of the proper capital authorization to be charged.
These amounts should be transferred on the books of Philadelphia
Electric Company as follows:

debit:

...	011607-101		92,844.84
...	011690-101		
(6-1607)	1937	Dec. Cash Journal Entry	4.50
(6-1608)	1938	March Cash Journal Entry	1.50
(6-1610)	1937	Nov. Cash Journal Entry	4.50
(6-1612)	1937	Nov. Cash Journal Entry	10.50
(6-1613)	1937	Dec. Cash Journal Entry	6.50
(6-1615)	1938	August Cash Journal Entry	12.75
(6-1616)	1938	April Cash Journal Entry	4.95
(6-1624)	1937	Oct. Cash Journal Entry	4.50
(6-1632)	1938	Cash Journal Entry (July)	15.00
(6-1637)	1938	Feb. Cash Journal Entry	3.50
(6-1643)	1938	May Cash Journal Entry	4.50
(6-1644)	1938	Nov. Cash Journal Entry	5.50
(6-1649)	1938	Oct. Cash Journal Entry	4.25
		Total	92,935.00

credit:

...	011690-101		
(6-1601)	1931	oucher #2100	964.75
	1931	oucher J-	100.00
	1938	no.	191.00

(6-1609)	1956 May	9.00
	1957 Petty Cash (May)	10.00
	1958 Voucher #3211	7,062.00
	1958 Voucher #3213	27.50
	1958 Feb.	283.00
(6-1610)	1957 Voucher #4388	1,276.49
	1957 Petty Cash (June)	10.00
(6-1611)	1957 Voucher #4312	100.00
	1958 Petty Cash (Jan.)	5.00
	1958 Petty Cash (May)	5.00
(6-1612)	1957 Petty Cash (March)	20.00
	1957 Petty Cash (July)	10.00
	1957 Voucher L-8727	12,037.45
	1958 Feb.	215.00
(6-1613)	1957 Petty Cash (March)	10.00
	1957 Voucher L-8726	5,012.10
	1958 Feb.	215.00
	1958 March	125.00
(6-1615)	1957 August	100.00
	1958 Voucher #4393	20,346.50
	1959 March	125.00
(6-1616)	1957 Voucher #4588	10.00
	1957 Voucher #4586	10.00
	1957 Voucher #4587	10.00
	1957 Voucher #4587	801.59
	1958 Feb.	215.00
	1958 April	27.50
(6-1617)	Petty Cash (Oct.) 1957	6.75
(6-1622)	Petty Cash (April) 1957	10.00
	1957 Voucher J-5887	1,026.75
(6-1623)	1957 Voucher (June)	100.00
	1957 Voucher #4379	1,000.00
	1958 April	100.00
	1958 Voucher F-2891	21,590.50
(6-1630)	1957 Voucher #4388	10.00
	1958 Voucher #4387	1,977.00
	1958 Feb.	153.00
(6-1637)	1957 Petty Cash (Oct.)	10.00
	1958 Voucher (April)	200.00
	1958 Voucher #4380	457.50

John L. Sunday

-3-

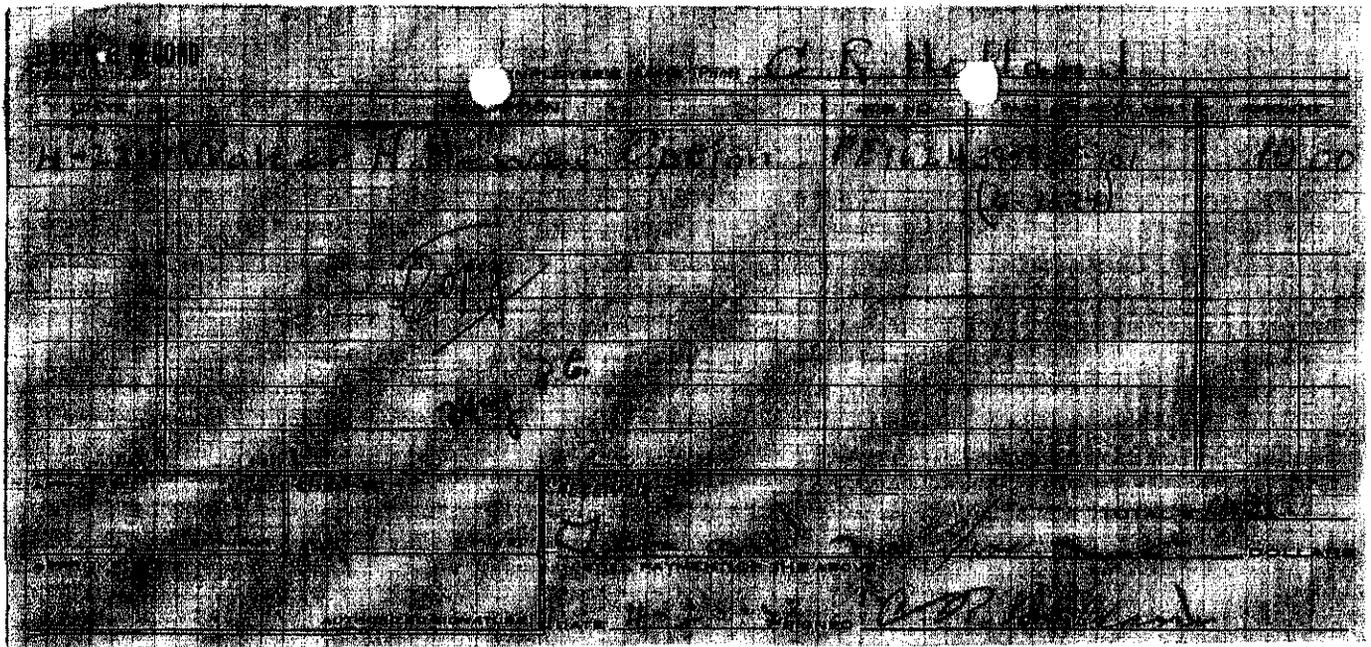
March 6, 1959

(6-1663)	1957 Petty Cash (July)	10.00
	1958 Voucher A-6117	6,141.40
	1958 October	15.00
(6-1664)	1957 Petty Cash	10.00
(6-1669)	1957 Petty Cash (Nov.)	10.00
	1958 April	150.00
	1957 Voucher A-615	2,001.20
(6-1670)	1958 Voucher A-2520	10.00
	1958 Voucher A-610	11.00
	1958 Petty Cash (Oct.)	1.00
Total -		892,915.07

R. M. S.

Real Estate Department

M. S. J. H.



Pl. # J-5847
9/27/57

September 25, 57

COMMONWEALTH LAND TITLE INSURANCE COMPANY

ONE THOUSAND SIX HUNDRED SIXTY-FOUR AND 75/100- - - - - 1,664.75

Balance of funds required for the purchase in fee of a lot of ground containing 112.98 perches situate between Calcon Hook Road and the Darby Creek in Darby Township, Delaware County, Pa. from Walter L. Hewes.

File PE-1624

(Please send check to H. J. McQuiston, 3rd floor, 1008 Walnut St.)

349950-101 6-1624 \$1664 75 ✓

Third Floor -- 1008 Walnut Street

October 7, 1957

FROM: R. W. Smith
TO: C. Winner, Treasurer
SUBJECT: Files PE-1624, PE-3822 and W-7362

Herewith are three (3) checks of Commonwealth Land Title Insurance Company to the order of H. J. McQuiston, Agent, and endorsed by him to Philadelphia Electric Company for commissions on title insurance secured in connection with the acquisition of a lot of ground situate on Calcon Hook Road in Darby Township, Delaware County, Pa.; another for the acquisition of ground situate in Birmingham Township, Chester County, Pa. and the other in connection with a right of way and easement across property situate on College Avenue in West Chester Borough, Chester County, Pa. The amount of these checks should be credited on the books of Philadelphia Electric Company as follows:

W.O. 349950-101 (6-1624)	\$4.50 ✓
C.A. 214502-101	\$4.50
C.A. 753406-101 (4W-7362)	\$4.50

Will you please acknowledge receipt of these checks on the enclosed carbon copy of this letter.

R. W. Smith
Real Estate Department

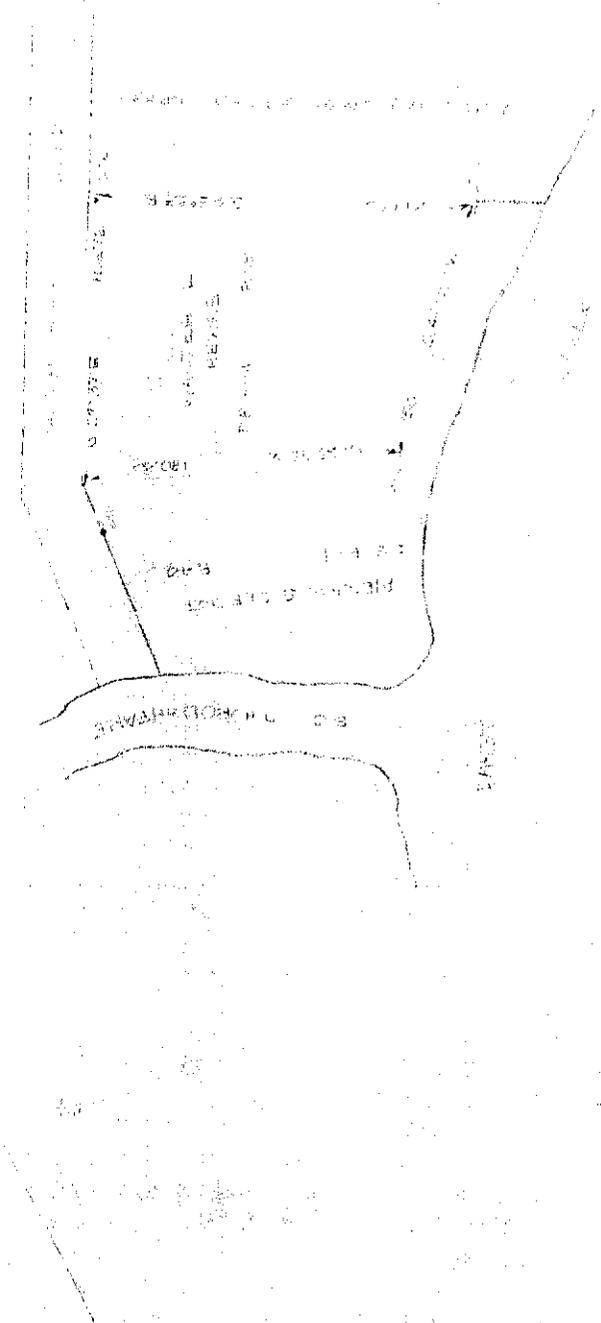
RWS:jtd
Enclosures (3)
cc H. J. McQuiston

RECEIPT IS ACKNOWLEDGED OF THREE
(3) CHECKS AT \$4.50 EACH.

J. W. [Signature]
Assistant Treasurer

10/8/57
Date

7E 16.4
7E 16.7



NOTE: 1. SEE DRAWING SHEET 16.4 FOR
 2. SEE DRAWING SHEET 16.7 FOR

DARBY 77/77
 DELAWARE
 19000
 19000

WHEREAS, the undersigned is the owner of premises situate in the Township of Darby, County of Delaware, Commonwealth of Pennsylvania, described in Deed dated the 10th day of August in the year 1910, recorded in the Office of the Recorder of Deeds of said County and State, in Deed Book No. R-14 at page 119 &c.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of TEN DOLLARS (\$10.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as "Seller") hereby gives unto PHILADELPHIA ELECTRIC COMPANY (hereinafter referred to as "Buyer"), the option, to be exercised as hereinafter provided at any time within 180 days after the date hereof, of purchasing for the price or sum of _____

All That Certain lot or piece of ground situate in said Township, County and Commonwealth aforesaid, described as follows:

BEGINNING at a point on the easterly side of Hay Island (Calcon Hook Road) in line of ground now or late of Wm. D. H. Serrill and extending thence along last mentioned ground, crossing the line of old bank S. 62° 23' E. 218 feet more or less to a point in the westerly bank of Darby Creek; thence along said bank S. 42° 27' W. 150 feet more or less to a point in line of ground now or late of said Wm. D. H. Serrill; thence along last mentioned ground N. 69° 15' W. 181 feet, more or less, to a point in the said easterly side of Hay Island (Calcon Hook Road) and thence along the easterly side of said road N. 27° 37' E. 167 feet, more or less to the point and place of beginning.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said piece of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said piece of ground.

2. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to _____ the representative of Seller, at _____ . Seller hereby certifies that the above is the correct name and post-office address of their representative to whom he desires and directs Buyer to mail or deliver all notices and payments pertaining to this agreement.

3. Upon the exercise of this option it shall be and become an Agreement of Sale between Seller and Buyer, and settlement shall be made upon the following terms and conditions:

(a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.

(b) Upon the payment of the purchase price, less the amount paid for this option, Seller shall execute and deliver a Deed conveying to Buyer said piece of ground in fee simple, free and clear of all liens and encumbrances. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.

4. This agreement shall be binding upon and inure to the benefit of the executors, administrators, heirs, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Seller has hereunto set his hand and seal on this _____ day of _____ A.D. 1957.

Signed, sealed and delivered in the presence of:

Walter L. Hawes (SEAL)

(John info. if any) (SEAL)

May 1957

x

Darby

Delaware

All That Certain lot or piece of ground situate in said Township, County and Commonwealth aforesaid, described as follows:

BEGINNING at a point on the easterly side of Hay Island (Calcon Hook Road) in line of ground now or late of Wm. D. H. Serrill and extending thence along last mentioned ground, crossing the line of old bank S. 62° 23' E. 218 feet more or less to a point in the westerly bank of Darby Creek; thence along said bank S. 42° 27' W. 150 feet more or less to a point in line of ground now or late of said Wm. D. H. Serrill; thence along last mentioned ground N. 69° 15' W. 181 feet, more or less, to a point in the said easterly side of Hay Island (Calcon Hook Road) and thence along the easterly side of said road N. 27° 37' E. 167 feet, more or less to the point and place of beginning, more particularly shown in red on the blueprint plan hereto attached.

A SURVEY WILL BE FURNISHED.

Walter L. Hewes

Walter L. Hewes

August 10, 1910

File

xx

119

Philadelphia Electric Company

1000 Chestnut Street
Philadelphia 5, Penna.

Agent

PE-1624

DARBY 001305

Third Floor - 1008 Walnut Street

ORIGINAL
(adj)

December 5, 1959

FROM: W. W. Smith

TO: John L. ...
Property ...

SUBJECT: Transfer of ... books of
Philadelphia ...
Files ... 1917, 1918, 1919, 1920,
1921, 1922, 1923, 1924, 1925, 1926,
1927, 1928, 1929, 1930.

On March 6, 1959, we forwarded you a letter regarding
transfer of ... books of the ...
the subject ...
614507-101 ... The ...
have been ...

Will you please ...
prior to the ...

RWS:jtb

ACQUISITION OF GROUND FOR
DARBY CREEK
(EDDYSTONE-LIAMERCH 132 KV)

TRANSMISSION LINE RIGHT OF WAY

October 7, 1937
File: PE-1624
PE-1617 ✓

Philadelphia Electric Company, by Deed dated October 2, 1937, (final settlement October 4, 1937) acquired from Helen L. Jones, Widener, an unimproved parcel of ground situated on the southeast side of Eddy Creek Road north of Big Darby Creek containing in front on Eddy Creek Road 100.75' and extending irregularly to depth 217.95' on the north line and 100.85' on the south line in Darby Township, Delaware County, Pennsylvania, and more particularly shown outlined in red crayon on the blueprint plan hereto attached.

Philadelphia Electric Company, by Deed dated May 13, 1937, acquired from Longwood Foundation, Inc., all of its right title and interest of, in, and to the marsh or flats adjoining the first above described parcel of ground on the east and southerly sides thereof in Darby Township, Delaware County, Pennsylvania, and more particularly shown outlined in yellow crayon on the plan hereto attached.


H. J. MacQuiston
Real Estate Agent

HCO:ede

Attachment

Rt. #1 K.M. Irwin,
for your files
(2 plans)

Rt. #2 W.H. Jones
R.M. Godwin
R.R. MacKay, Jr.
for your files

Rt. #3 E.B. Shew,
for your files

Rt. #4 G.S. VanAntwerp
H. MacVaugh
C. W. Iles
J. VanName

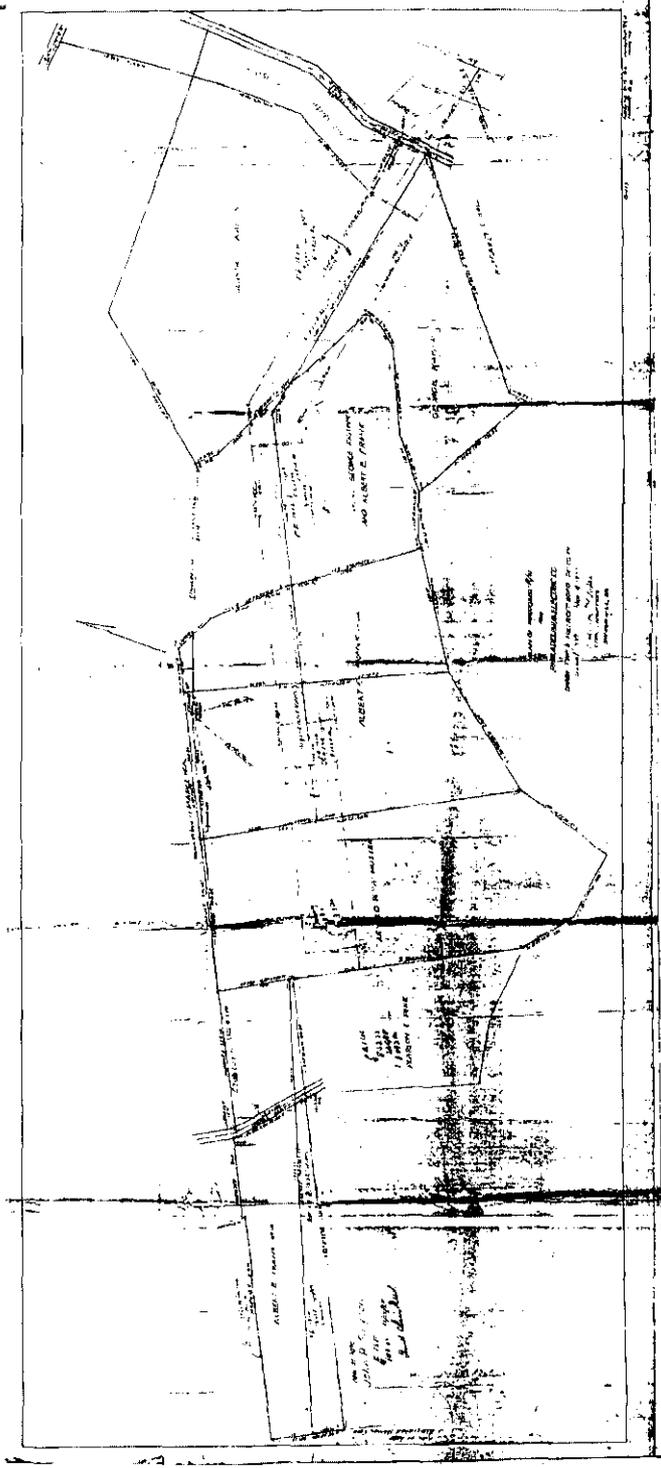
Rt. #5 J.B. Murray,
for your files

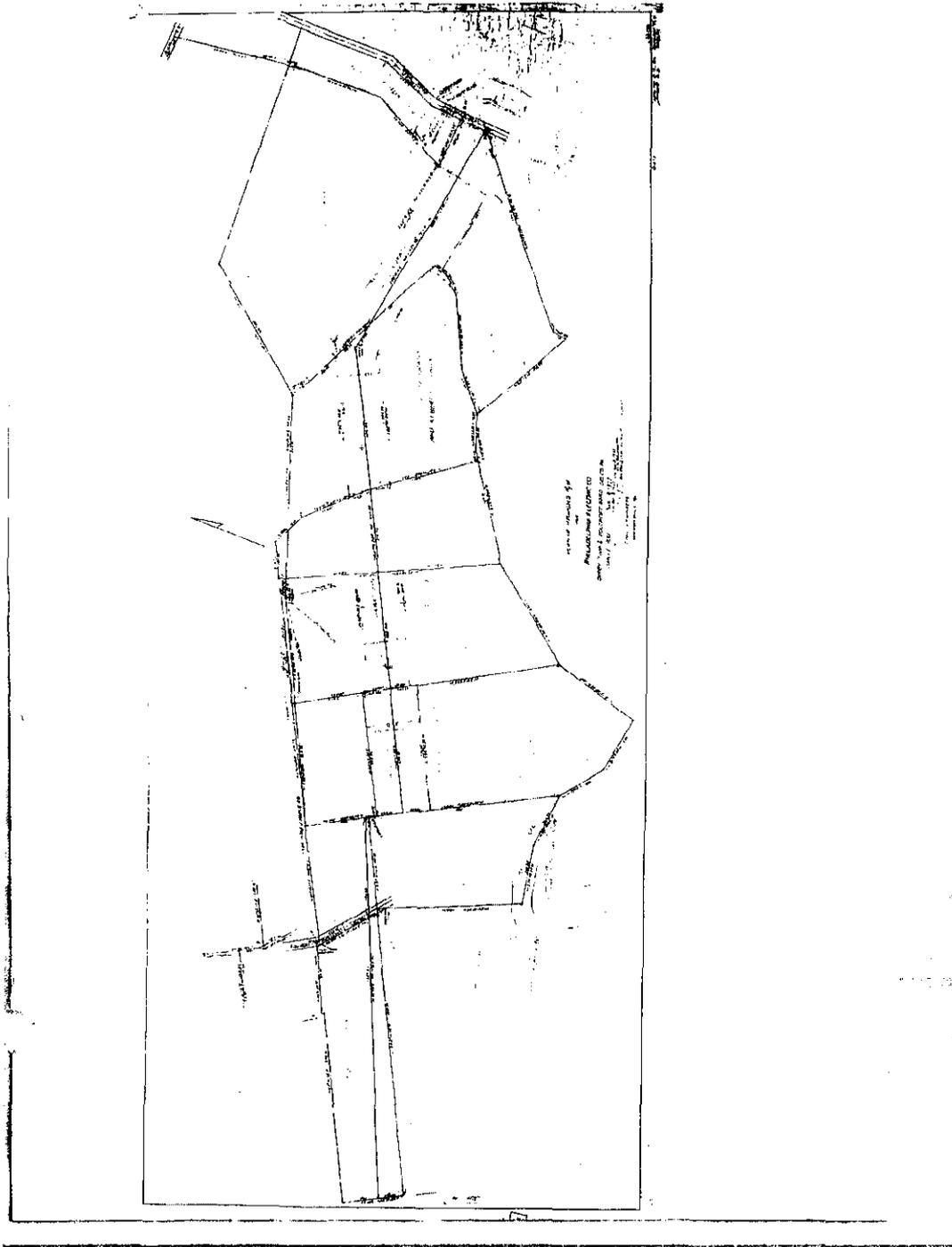
Rt. #6 E. W. Carson
F. B. Reiter, Jr.
For your files
(2 plans)

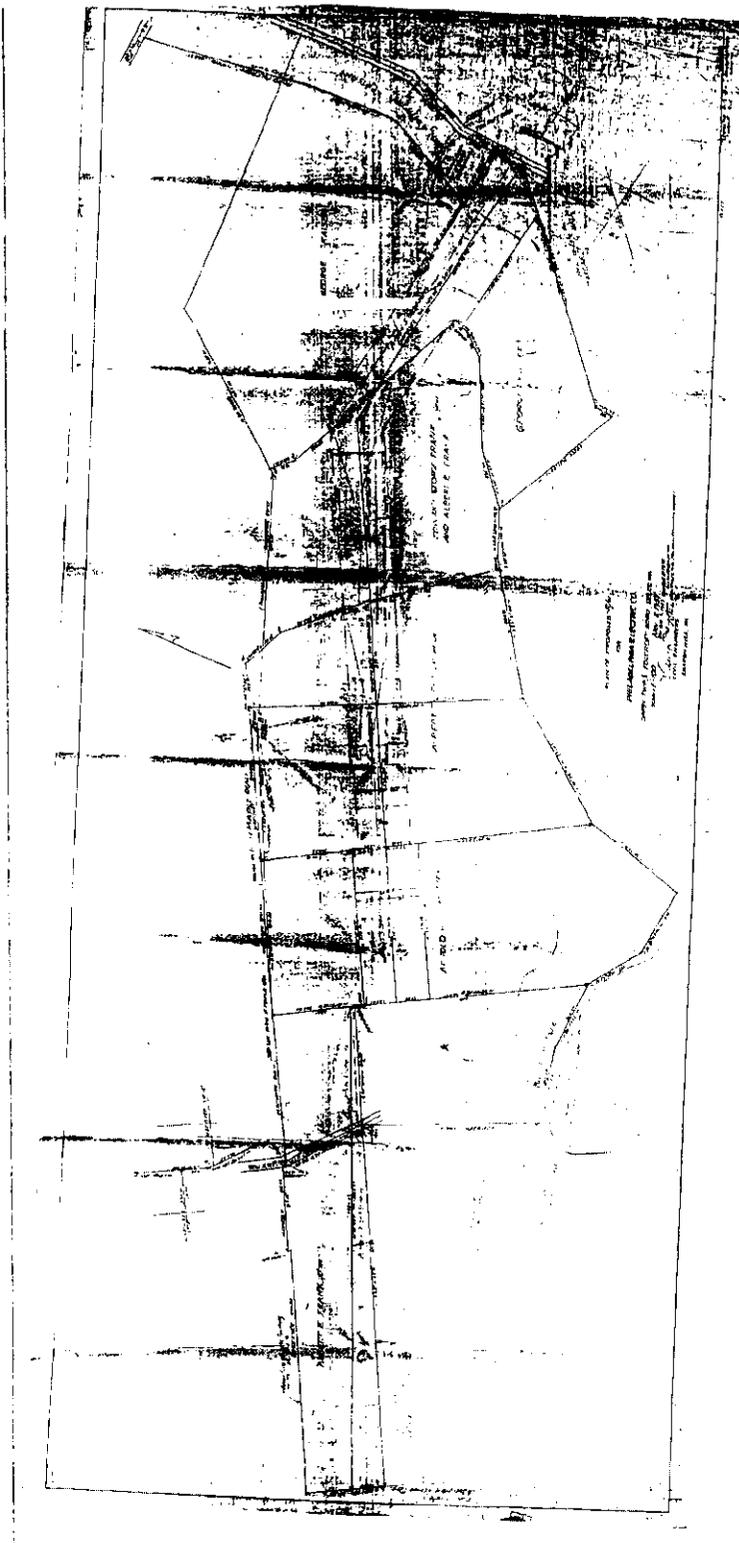


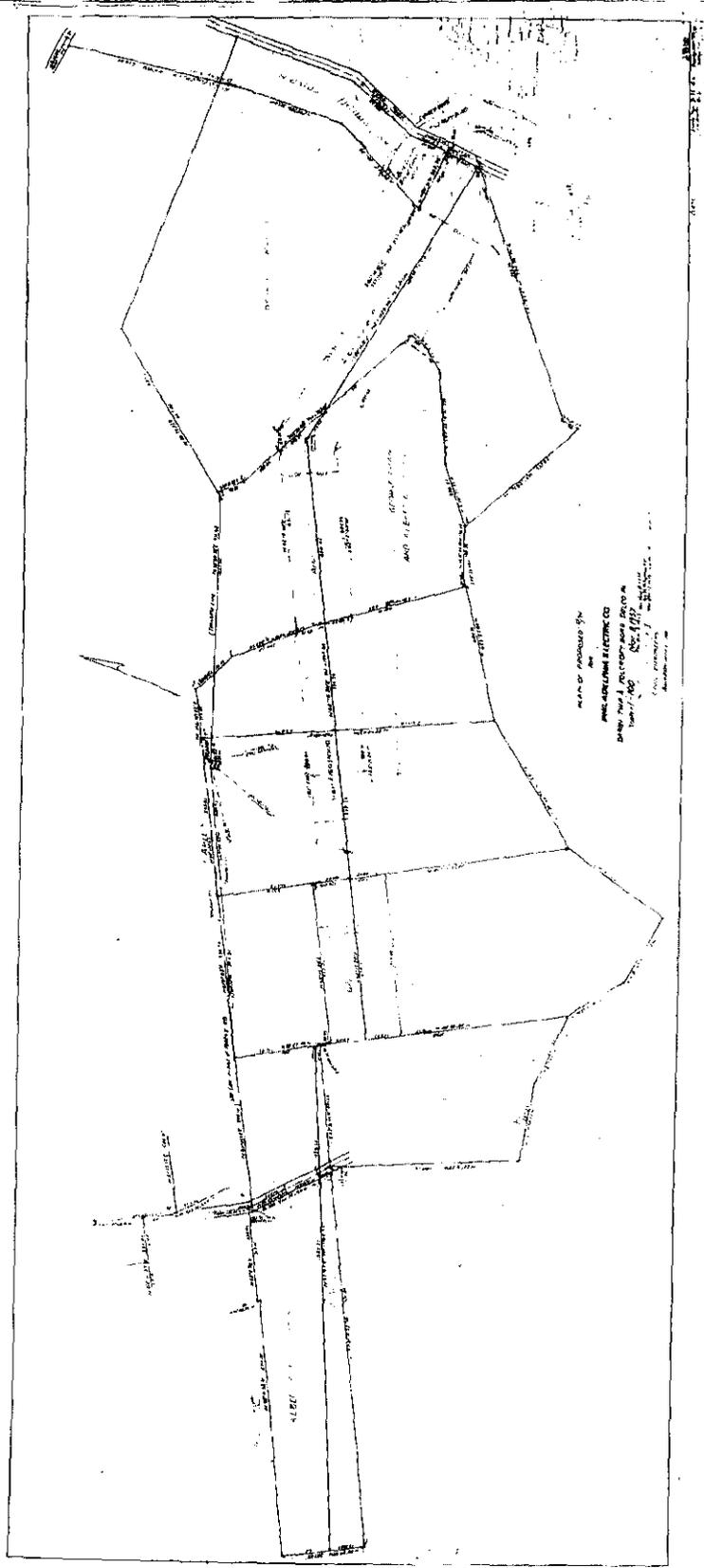
REAL 1 PE-1614 1960
Arnold W. Rasmussen, etux

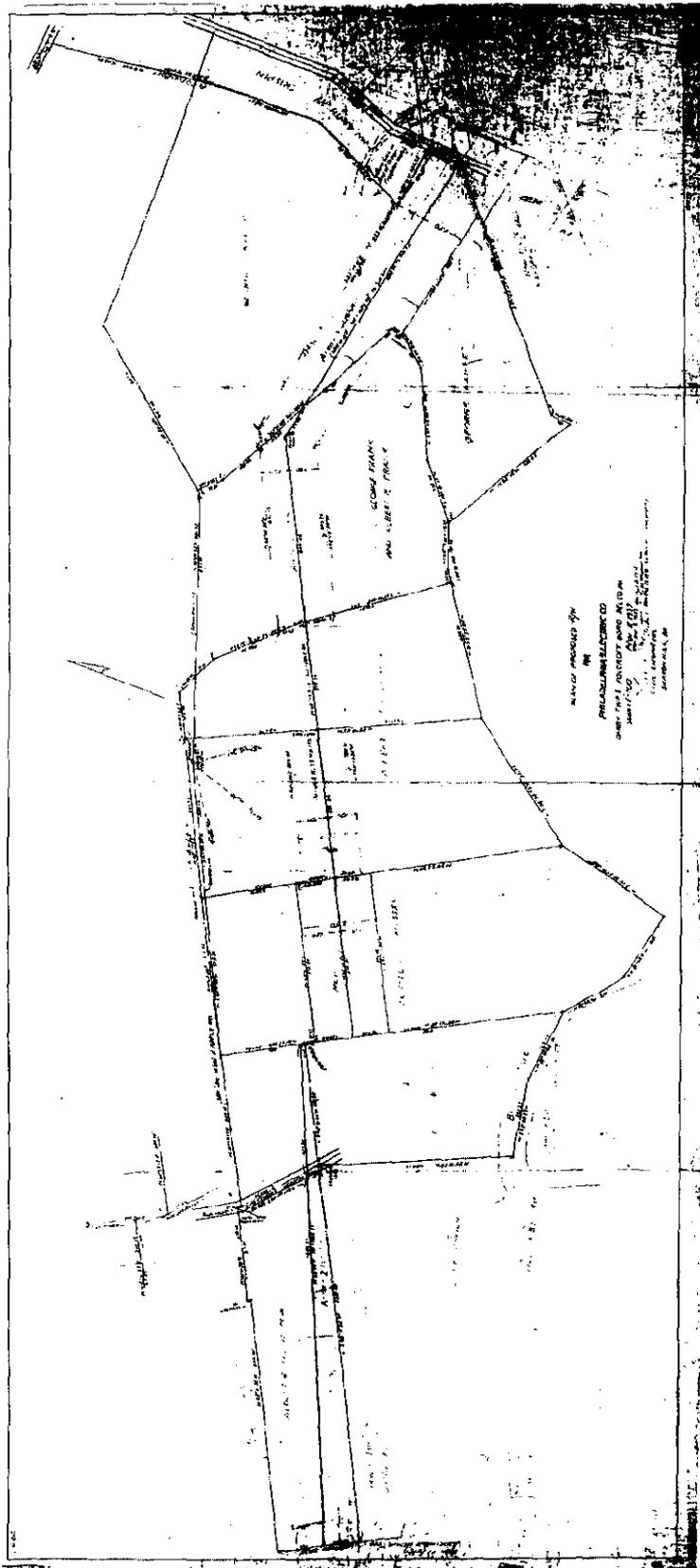


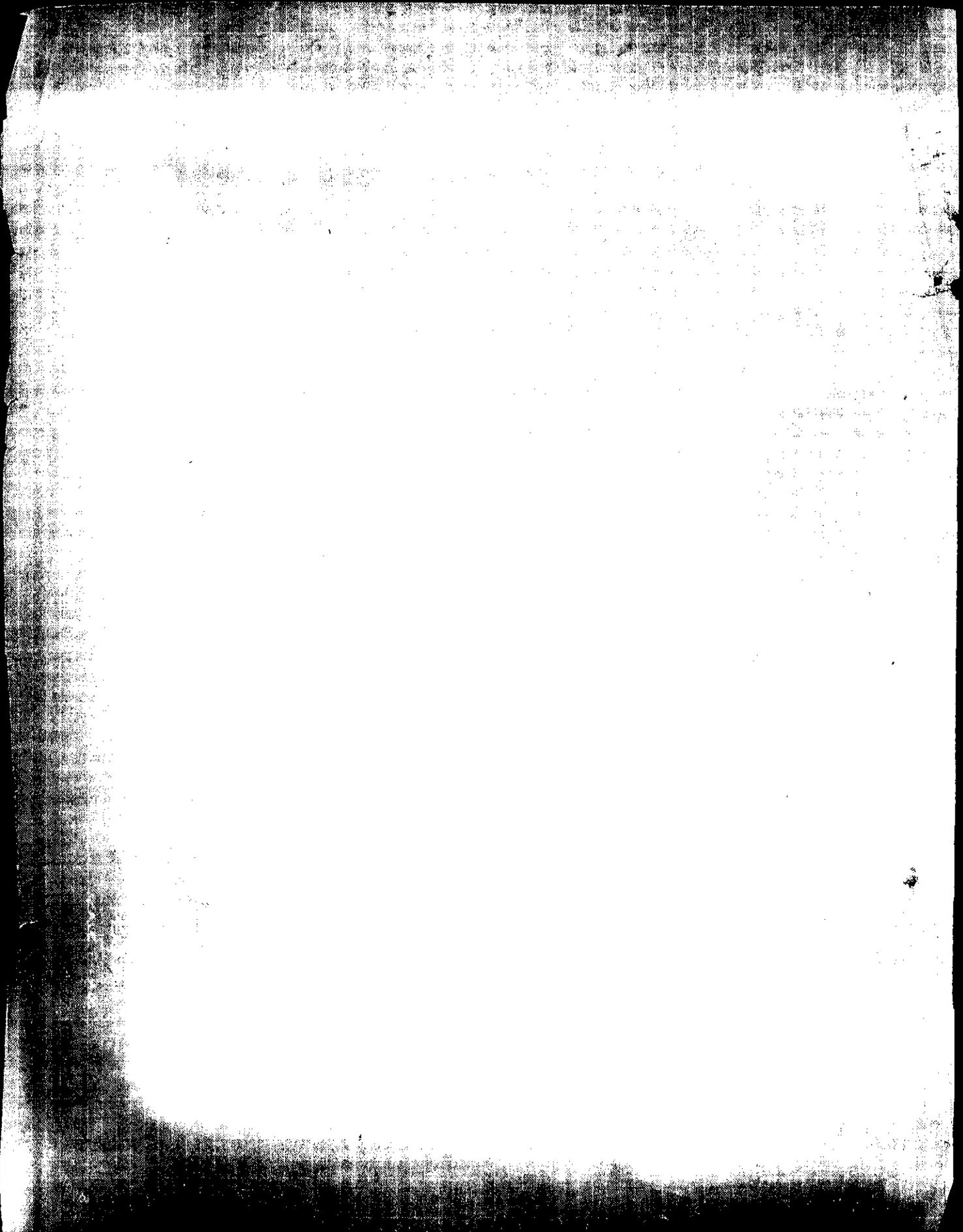


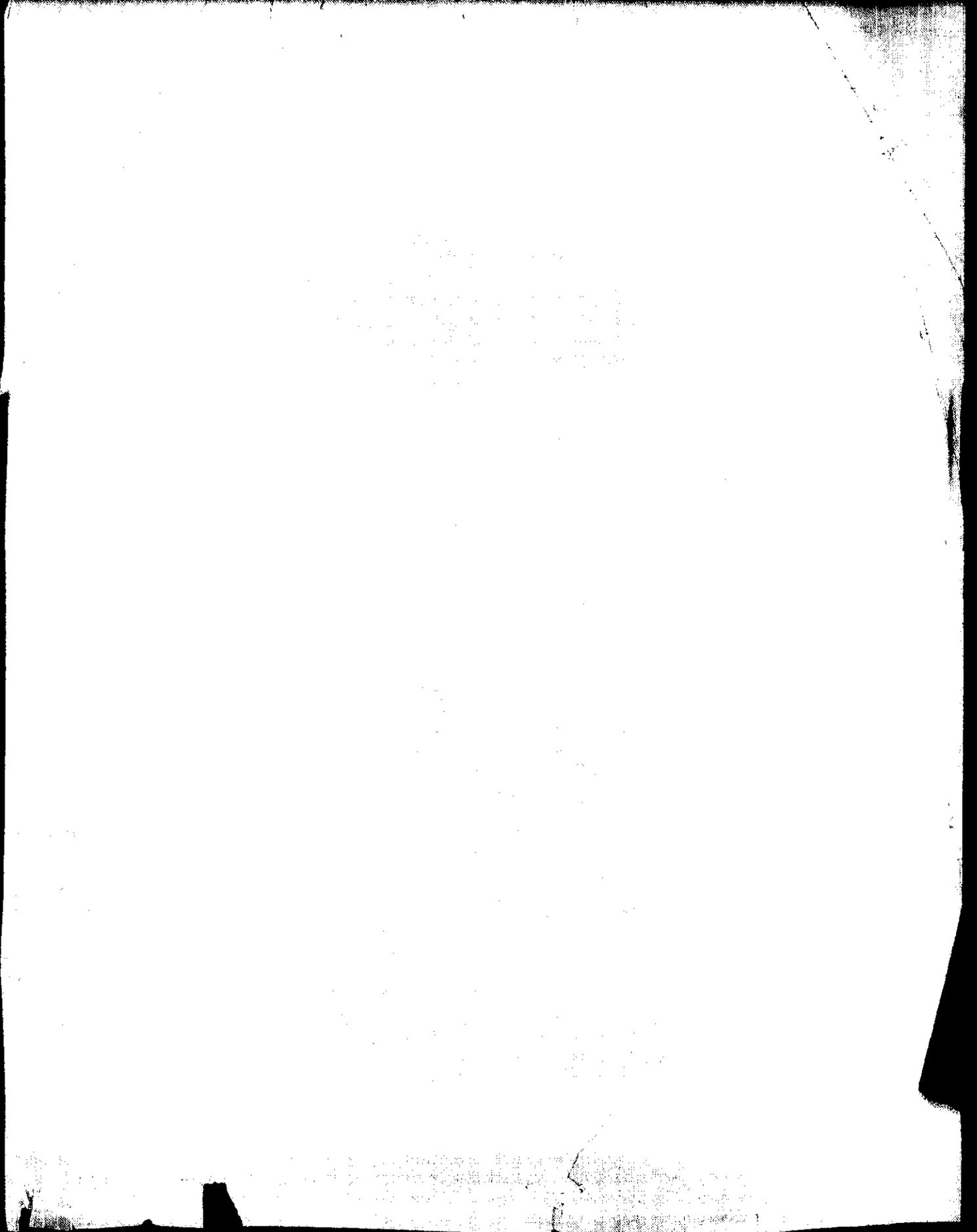




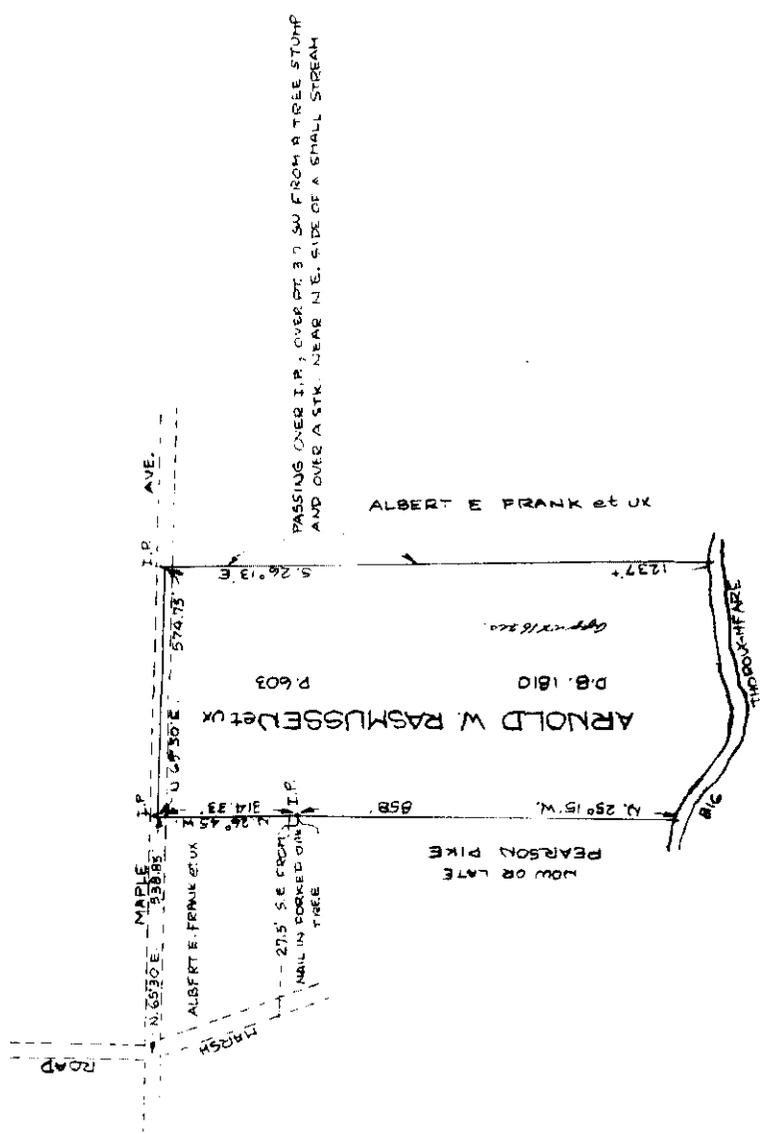








(L)



FOLCROFT BORO
 DELAWARE COUNTY
 PENNSA.
 SCALE 1" = 400'

January 26, 1960

SUBJECT: File PE-1614

Mr. and Mrs. Arnold W. Rasmussen
1817 Delmar Drive
Folcroft, Pennsylvania

Dear Sir and Madam:

Under date of November 24, 1959, you granted Philadelphia Electric Company the option for a period of one hundred twenty days (120) from that date of purchasing an unimproved strip of your property situate in Folcroft Borough, Delaware County, Pennsylvania.

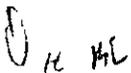
This letter is to notify you that we hereby exercise said option thereby converting same into an Agreement of Sale between you and this Company. We shall arrange to complete settlement within sixty (60) days from the date of this letter at a convenient place and time. This will be arranged with you after we prepare the documents necessary to complete the transaction and forward them to you.

Very truly yours,


H. J. McQuiston
Real Estate Agent

HGL:jtb

SENT REGISTERED MAIL
RETURN RECEIPT REQUESTED



DARBY 001318

WHEREAS, the undersigned (hereinafter called "Sellers") are the owners of premises situate in ~~Delmar~~ Folcroft Boro., County of Delaware and Commonwealth of Pennsylvania, comprising approximately 18 acres of ground, described in Deed dated the 10th day of September in the year 1956, and recorded in the Office of the Recorder of Deeds of said County, in Deed Book No. 1810, at page 603 &c.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of TEN DOLLARS (\$10.00), the receipt wherof is hereby acknowledged, the Sellers hereby grant to PHILADELPHIA ELECTRIC COMPANY (hereinafter called "Buyer"), the option, to be exercised as hereinafter provided at any time within 120 days after the date hereof, of purchasing for the price or sum of ~~7,000.00~~ All That Certain 250 foot wide strip of the above recited premises, more particularly shown outlined in red crayon on the plan attached hereto and made a part hereof.

Nov 6
Dec 31
Jan 31
Feb 29
Mar 31
1-0

RESERVING unto Sellers, their heirs and assigns (for so long as they or any of them shall own ground adjoining said strip of ground on both sides) for the use of said Sellers, their heirs and assigns, tenants and occupiers of said ground, the right to cross at grade over said strip of ground at such convenient place or places as may be mutually agreed upon, said right to cross to be subject to the construction, erection, operation and maintenance by Buyer, its successors and assigns, of facilities or structures for its or their corporate purposes without liability in any manner to Sellers, their heirs and assigns.

TOGETHER with the right, as often as Buyer shall deem necessary, to cut down and remove from the premises of Sellers adjoining said strip of ground any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by Buyer upon said strip of ground, also the right of ingress and egress to and from the said strip of ground.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said strip of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said strip of ground.

FC
1-6/59

2. Buyer shall reimburse Sellers for any damage caused by Buyer or its representatives to crops planted before the date hereof and not harvested before Buyer takes possession.

3. Buyer shall permit Sellers to use the said strip of ground for grazing, cultivation or other agricultural pursuits, not to include planting of trees or shrubbery, under a form of License satisfactory to counsel for Buyer.

4. Neither party shall be obligated to construct or maintain any fences along said strip of ground, but with respect to existing fences across said strip of ground which Buyer may find it necessary to open for access, immediate repairs shall be made by Buyer, or in lieu of such repairs, Buyer may install a gate.

5. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to the undersigned at

1810 DELMAR DRIVE FOLCROFT PA

6. Upon the exercise of this option it shall be and becomes an Agreement of Sale between Sellers and Buyer, and settlement shall be made upon the following terms and conditions:

(a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.

(b) Upon the payment of the purchase price, Sellers shall execute and deliver a Deed conveying to Buyer said strip of ground in fee simple, free and clear of all liens and encumbrances, together with the rights hereinabove mentioned. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.

7. This agreement shall be binding upon and inure to the benefit of the executors, administrators, heirs and assigns of the Sellers.

IN WITNESS WHEREOF, Sellers have hereunto set their hands and seals on this 24TH day of NOVEMBER A.D. 1959.

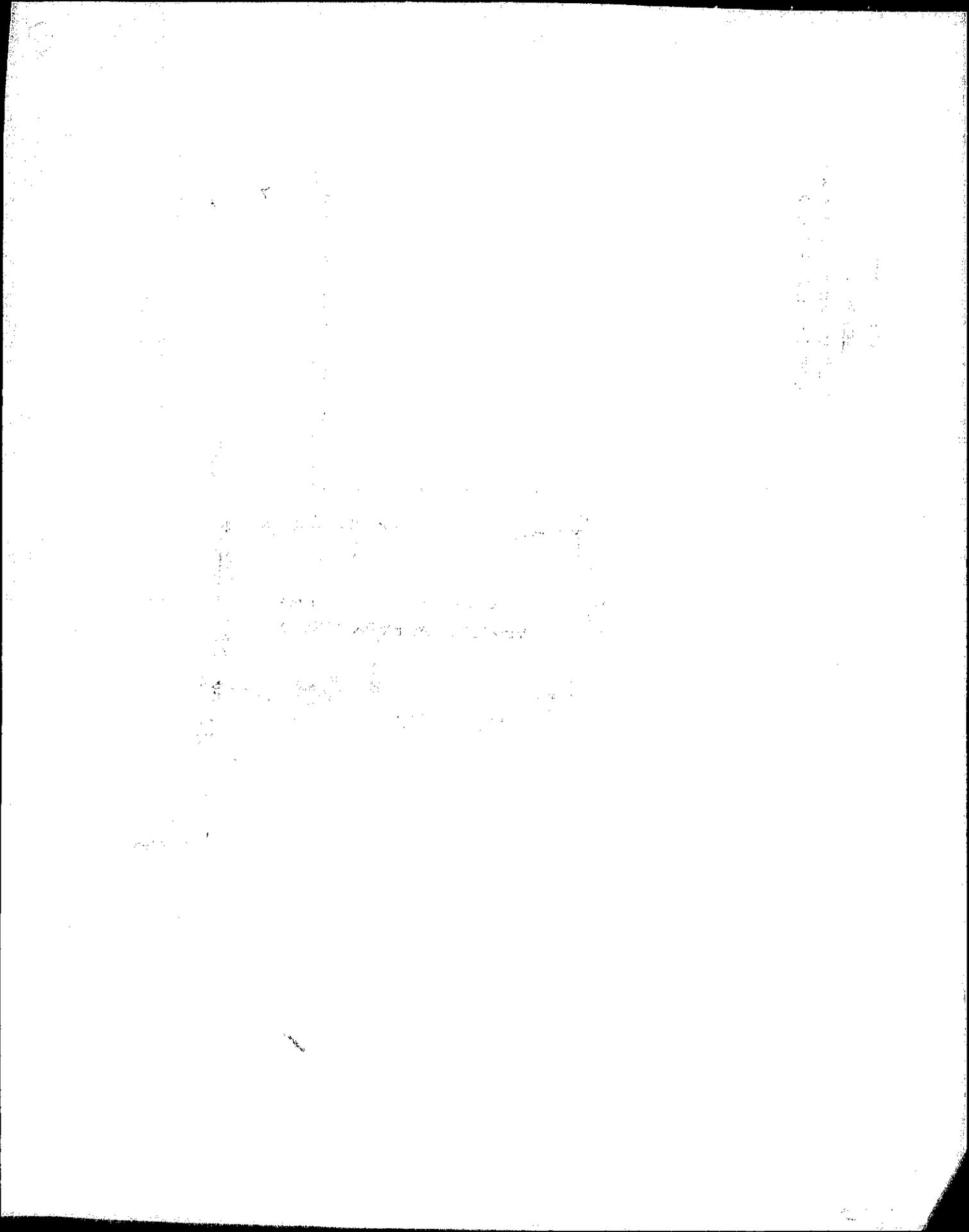
Signed, sealed and delivered
in the presence of:

Robert E. Mumford

Arnold W. Rasmussen (SEAL)
Arnold W. Rasmussen

Carol A. Rasmussen (SEAL)
Carol A. Rasmussen

W



410
125
285

490
125
365

Arnold

10-18-54 } cont 18.5 ac &

✓ Arnold W. Ross
✓ Carl A. Ross
3-10-56 to 1957

Brought Down to
2-10-57

REPORT OF SETTLEMENT

PURCHASE BY PHILADELPHIA ELECTRIC COMPANY FROM ARNOLD W. RASMUSSEN, ET UX
PREMISES: REAR SOUTHEAST SIDE OF MAPLE ROAD, FOLCROFT BOROUGH, DELAWARE
COUNTY, PENNSYLVANIA
CONTAINING 3.2964 ACRES MORE OR LESS
FILE PE-1614

Settlement in the above matter was made Thursday, February 11, 1960 at 11:30 a.m. in the office of Commonwealth Land Title Insurance Company, 407 Market Street, Chester, Pennsylvania. Those present were Mr. and Mrs. Arnold W. Rasmussen, the sellers, Mr. C. G. Daley, settlement clerk and the undersigned.

Attached are the following:

1. Filled in skeleton copy of Deed
2. Marked up title report
3. Sheet showing disbursement of consideration
4. Fully executed License for cultivating, grazing, etc.
5. Check for \$7.50 broker's title commission

1960 taxes were not paid and the sellers waived any reimbursements when the bills are paid later in the year.


H. M. Schenk
Real Estate Department
February 11, 1960

HMS:amd
Attachments


4/1/60
HE A.M.A.
Res file

Commonwealth Land Title Insurance Company

No. C-10749-M

PHILADELPHIA, November 25th, 1959

The premises endorsed hereon are subject to the following items, which will be excepted in the policy unless removed:

<p>MORTGAGES</p>	<p>None.</p>
<p>TAXES 1960</p> <p style="text-align: center;">EXCEPT</p>	<p>Receipts for all taxes for years 1956, 1957 & 1958 must be produced. Taxes due for current year 1959</p> <p style="text-align: right;">REMOVED</p>
<p>WATER RENTS</p> <p style="text-align: center;">REMOVED</p>	<p>Possible unpaid bills; no liability is assumed.</p>
<p>SEWER RENTS</p> <p style="text-align: center;">REMOVED</p>	<p>Receipts for sewer rents for years 1954 to 1958 Incl must be produced. Sewer rents due for current year 1959.</p>
<p>MECHANICS AND MUNICIPAL CLAIMS</p> <p style="text-align: center;">REMOVED</p>	<p>None. Liability for any unfiled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done.</p>
<p>JUDGMENTS</p>	<p>None.</p>
<p>OBJECTIONS</p> <p style="text-align: center;">REMOVED</p>	<p>Proof that Arnold W. Rasmussen and Carol A. his wife Grantees in Deed recorded in Deed Book 1810 pg. 603 are the same persons as the proposed Grantors.</p>
<p>EXCEPT 2</p> <p style="text-align: center;">REMOVED</p> <p>EXCEPT</p> <p style="text-align: center;">EXCEPT</p> <p>INSTRUMENTS TO BE PRODUCED AND RECORDED</p> <p style="text-align: center;"><i>Insured</i></p> <p style="text-align: center;">RECORD</p> <p style="text-align: center;">EXCEPT</p> <p style="text-align: center;">REMOVED</p>	<p>B- Rights granted the National Transit Co, as in Deed Book L-9 pg. 351 (attached Survey must be produced; subject to any additional objections which an examination of the same may disclose.</p> <p>D- Premises in question is an interior lot, having no frontage on any street, road or lane; right of any definite ingress, regress or egress not Insured.</p> <p style="text-align: center;"><i>RESERVATION AND CONDITION AS IN DEED TO INSURE</i></p> <p>DEED: Arnold W. Rasmussen and Carol A., his wife to Philadelphia Electric Company dated 4/11/60 recorded</p> <p>Being part of the same premises which Thorvald Rasmussen, Widower by Deed dated September 10, 1956 and recorded at Media, Delaware County in Deed Book 1810 pg. 603 granted and conveyed unto Arnold W. Rasmussen and Carol A., his wife</p> <p>Possible additional assessment for school taxes under Act of Jan. 14, 1952, P.L. 1944, relating to 3rd and 4th Class School Districts, or township taxes under Act of July 1, 1955, P.L. 248, relating to 1st Class Townships. Any variation in location or dimensions and any other objections and assessments which a survey for conveyance purposes would disclose or which are visible on the ground.</p> <p>Proof that no work has been done or ordered to be done, or materials ordered or supplied, for which a lien may be filed.</p> <p>Rights of parties in possession and terms of any unrecorded lease or agreement of sale. Subject to the payment of state and local real estate transfer taxes. Proof that all parties in this transaction are of full age and legally competent. Proof that this transaction is not within the Bankruptcy or Insolvency Acts.</p> <p>Information relating to street improvements, except where the improvement is completed, for which a lien can be filed, not being within the scope of title insurance, is not certified.</p>

PRODUCE TAX, WATER AND SEWER RENT BILLS OR RECEIPTS FOR CURRENT YEAR.

When the transaction is settled and the papers recorded (which recording should be done by the Company), a Policy of Insurance of this Company will be issued for \$ _____ in conformity with application and this marked up Report.

William C. ...
ASST. VICE PRESIDENT

DELAWARE COUNTY

RIGHT OF WAY: William H. Harrison, Sr. and Lissie F. Boon

to

National Transit Company

Dated: 4/24/1896 Recorded: 3/18/1897 Deed Book L-9 Page 351

GRANTING the right of way to construct, maintain, and operate a telegraph line over and through our lands in Darby Township, County of Delaware, State of Pennsylvania bounded and described as follows:

BEING 20 acres more or less, bounded West by lands of Annie Pike and Estate of Ferry Pike, North by private road, East by lands of the late Geo. S. Urian, and on the South by the Thoroughfare, and also 32 acres in same Township, bounded West by lands of Alfi. Matthews, North by lands of Wm. Urian, East by Tribet Avenue and lands of Isaac Horne and South by the Thoroughfare with ingress and egress to and from the same.

The said Grantors to fully use and enjoy the said premises except for the purpose hereinafter granted to the said National Transit Company, which hereby agrees to pay any damages which may arise to crops or fences from the laying, maintaining or operating of said telegraph lines; said damages, if not mutually agreed upon, to be ascertained and determined by 3 disinterested persons, 1 thereof to be appointed by the said Grantors heirs or assigns; 1 by the said National Transit Company, its successors or assigns, and the 3rd by the 2 so appointed as aforesaid, and the award of such 3 persons or any 2 of them, shall be final and conclusive, the said line of telegraph to be erected over and upon said land along the shore line of same at or near the water line at high tide.

It is hereby understood and agreed that where this land is reclaimed the said line of telegraph is to be removed to its old or present route.

DEED BOOK L-9 PAGE 351

RECORDED 3/18/1897

PREMISES:
 ALL THAT CERTAIN 250 feet wide strip of ground, Situate in Folcroft Borough, Delaware County, Pennsylvania, more particularly shown outlined in red crayon on the blueprint plan hereto attached.

TOGETHER with the right as often as the Grantee, its successors and assigns shall deem necessary, to cut down and remove from the premises adjoining the above described strip of ground on either side thereof any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be constructed, erected, operated or maintained by the said Grantee, its successors and assigns, upon above described strip of ground.

ALSO TOGETHER with the right of ingress and egress to and from the above described strip of ground.

RESERVING, however, unto the said Grantors, their heirs and assigns (for so long as they or any of them shall own land adjoining above described strip of ground on both sides thereof) for the use of said Grantors, their Heirs and Assigns, tenants and occupants of said adjoining land, the right to cross at grade over above described strip of ground at such convenient place or places as may be mutually agreed upon ~~SUBJECT~~, however, to the construction, erection, operation and maintenance by the said Grantee, its successors and assigns, of facilities or structures for its or their corporate purpose in, on, along, and under the above described strip of ground without liability in any manner to said Grantors, their Heirs and Assigns.

Borough of Folcroft
 Delaware County, Pa.

Title Report

G 10719 X

Commonwealth Land Title Insurance Company

Main Office:
 1510 WALNUT STREET
 PHILADELPHIA 2, PENNA.

Send a copy of this Report to the Grantor
 or His attorney so that all objections may be
 made before the closing.

DESCRIPTION

ALL THAT CERTAIN strip or parcel of ground, situate in the Borough of Felcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1937, and last revised December 17, 1939, as follows:

BEGINNING at a monument set in line dividing ground of Arnold W. Rasmussen, et ux, and ground of Philadelphia Electric Company, said point being at the three (3) following courses and distances measured from the intersection of the title line in the bed of Maple Road (33' wide), produced southwestwardly, and the middle line of March Road (33' wide): (1) along the title line within the bed of Maple Road, N. 61° 19' 17" E. 540.18' to a point; (2) leaving Maple Road, and along the line dividing ground now or late of Albert E. Frank, et ux, and ground of Philadelphia Electric Company from ground of Arnold W. Rasmussen, et ux, S. 30° 27' 50" E. 214.28' to a point and (3) along the line dividing ground of Philadelphia Electric Company and ground of Arnold W. Rasmussen, et ux, S. 20° 37' 58" E. 20.77' to the point of beginning and extending thence from said point of beginning through ground of Arnold W. Rasmussen, et ux, of which this is a part, N. 62° 15' 20" E. 572.26' to a monument set in line of ground now or late of Albert E. Frank, et ux; thence partly along the last mentioned ground, ground of Philadelphia Electric Company and partly along other ground of Albert E. Frank, et ux, S. 29° 35' 38" E. 250.16' to a point; thence through said ground of Arnold W. Rasmussen, et ux, on a line parallel with the first above described course and distance S. 62° 15' 20" W. 576.48' to a point in line of ground of Philadelphia Electric Company and thence along the last mentioned ground N. 20° 37' 58" W. 250.06' to the first mentioned point and place of beginning.

CONTAINING 3,2966 acres, more or less.

★
ALSO TOGETHER with the right of ingress and egress to and from the above described strip of ground.

RESERVING, however, unto the said Grantees, their heirs and assigns (for so long as they or any of them shall own land adjoining above described strip of ground on both sides thereof) the use of said Grantees, their Heirs and Assigns, tenants and occupants of said adjoining land, the right to grade or grade over above described strip of ground at such convenient place or places as may be mutually agreed upon, SUBJECT, however, to the construction, erection, operation and maintenance by the said Grantees, its successors and assigns, of facilities or structures for its or their corporate purpose in, on, along, and under the above described strip of ground without liability in any manner to said Grantees, their Heirs and Assigns.

* TOGETHER with the right, as often as the Contractor, its representatives and assigns shall deem necessary, to cut down and remove from the premises, adjoining the above described strip of ground on either side thereof any trees which may encroach the right, together with the use, of, or be a nuisance to any facilities or structures which may now or in the future be constructed, erected, operated or maintained by the said Contractor, its successors and assigns, upon above described strip of ground.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

No. C 10749 M. Date 7/11/60
 Seller ARNOLD W. RASMUSSEN 100 CAROL A WIL Office CHESTER, PA
 Purchaser PHILA ELECTRIC CO. Clerk C. C. DALRY
 Premises with Township FILCROFT Boro Del Co PA Applicant H. J. MC QUINN ABY
 County and State

Consideration	7500	
Taxes for Current Year		
Water and Sewer Rents		
Rent		
Acknowledgment of Deed	10	7501
Paid on Account		
Taxes for Current Year (NO ADT IN VOTL)		
Water and Sewer Rents		
Rent		
Balance Due Seller		7501

SETTLEMENT WITH SELLER		SETTLEMENT WITH PURCHASER	
Satisfaction of Mortgage		Balance Due Seller	7501
		Title Company Charges	80
		<input type="checkbox"/> Original	
		<input type="checkbox"/> FOB	
		<input type="checkbox"/> Term	
		Recording and Service Deed. Mgs.	6 00
		Notary Fees	
		Transfer Tax PENNA 1%	75
		" " FILCROFT 1%	75
			150
Taxes			
Water and Sewer Rents			
Federal Revenue Stamps			
Transfer Tax			
Notary Fees	20		
Field for			

TOTAL DISBURSEMENTS			
Balance Due Seller	7501	Fund Necessary to Complete Settlement	7746 10
Deposited by		Check for Over Deposit:	
Less: Total Disbursements	2	Deposited by GRANTEE	7746 10
Net Proceeds of Sale	7499 =	CA 3-2	7746 10
ARNOLD W. RASMUSSEN			
CAROL A. RASMUSSEN			

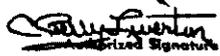
(Faint text and signatures at the bottom of the page)

Commonwealth Land Title Insurance Company,

a Pennsylvania corporation, herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance, does hereby insure the person or corporation named in Schedule A annexed as the Insured, and herein called the Insured, and all persons claiming the estate and property hereinafter mentioned under Insured by descent, by will, or under the interests laws, and all other persons to whom this Policy may be transferred with the assent of this Company endorsed hereon, that the title of the Insured to the estate, mortgage, or interest described in said Schedule A is good and marketable and clear of all liens and encumbrances, charging the same at the date of this Policy, saving such estates, defects, objections, liens and encumbrances recited in the instrument referred to in said Schedule A, or as may be set forth in Schedule B annexed, or as may be excepted by the conditions of this Policy hereto annexed and hereby incorporated into this contract.

Liability hereunder shall not exceed the amount first set forth in said Schedule A, and no loss shall be payable hereunder except upon compliance by the Insured with the said conditions and not otherwise.

In Witness Whereof Commonwealth Land Title Insurance Company has caused its corporate name and seal to be hereto affixed by its duly authorized officers, on the date first set forth in said Schedule A.


Authorized Signature



Attest:


President

Secretary

SCHEDULE A

AMOUNT \$ 7500.00 DATE February 18, 1960 POLICY NO. C-10749
ASSURED: PHILADELPHIA ELECTRIC COMPANY

1. The Estate or Interest of the Insured covered by this Policy: Owner in fee.

2. The Deed or other means by which title is vested in the Insured:

Deed: Arnold W. Rasmussen and wife, to Insured, dated February 11, 1960, recorded February 18, 1960, at Media, Pennsylvania.

3. The land referred to in this Policy is described as set forth in the said instrument above mentioned and is identified as follows:

BEGINNING at a monument set in line dividing ground of Arnold W. Rasmussen and wife and ground of Philadelphia Electric Company, said point being at the three courses and distances measured from the intersection of the title line in the bed of Maple Road, produced southwestwardly and the middle line of Marsh Road - Folcroft Borough, Delaware County, Pennsylvania.

SCHEDULE B

(Unless otherwise specifically excepted herein, this Policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950, and prior to the recording of the security instrument described under Schedule A-2 hereof.)

Showing estates, defects or objections to title and liens or encumbrances thereon which do or may now exist and against which the Company does not agree to insure, and also showing special risks insured against when so stated.

1. Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose, or which are visible on the ground.
2. Taxes for 1960.
3. Rights granted the National Transit Co. as in Deed Ek. L-9 page 351.
4. Premises in question is an interior lot, having no frontage on any street, road or lane; right of any definite ingress, regress or egress not Insured.
5. Subject to conditions and reservations as in Deed to Insured.
6. Possible additional assessment for school taxes under Act of January 14, 1952, P.L. 1944, relating to 3rd and 4th Class School Districts, or township taxes under Act of July 1, 1955, P.L. 248, relating to 1st Class Townships.

A policy of title insurance necessarily relates solely to the title prior to its date, and is not extended by the approval of any transfer thereof. Assignees of the Insured can protect themselves against intermediate claims and losses only by obtaining a new policy.

Transfers of this policy may be approved on behalf of Commonwealth Land Title Insurance Company at the Main Office, 1516 Walnut Street, Philadelphia 2, Pa.

THIS POLICY IS TRANSFERRED AS FOLLOWS

DATE	ASSIGNOR	ASSIGNEE	APPROVED

CONDITIONS OF THIS POLICY

1. Commonwealth Land Title Insurance Company will, at its own cost, defend the insured in all actions of ejectment or other proceedings founded upon a claim of title, lien or encumbrance prior in date to this Policy, and not accepted therein. In case any person having an interest in this Policy shall receive notice or have knowledge of any such action or proceeding, it shall be the duty of such person at once to notify the Company thereof in writing, and secure it the right to defend the action. Unless the Company shall be so notified within fifteen days, the insurance shall be void as to such person.

2. Any untrue statement or suppression of any material fact, made by or with the knowledge of the Insured prior to the issuance of the Policy, shall void the Policy, but an assurance for value to whom the Policy has been transferred with the assent of the Company endorsed thereon, shall not be affected by any untrue statements or answers or suppression or breach of warranty contained in the application, of which such assignee was ignorant at the time the assent to the transfer was endorsed by the Company.

3. Estates, defects, objections, liens and encumbrances created or suffered by the Insured, or for which the Insured was liable or responsible at the date of this Policy, or which were known to the Insured and not disclosed to the Company prior to the issuance of this Policy, are excepted from this insurance.

4. Where the liability of the Company is solely to the holder of a Policy as collateral security, such liability shall in no case exceed the amount of the pecuniary interest of such holder in the property described, nor shall such liability in any case exceed the actual value of the estate or interest insured; but if the holder hereof as aforesaid shall purchase such estate or interest at a public sale thereof, under foreclosure or other proceedings lawfully and duly conducted, the Company will approve a transfer of this Policy to such purchaser, subject to the conditions and limitations contained herein, with the same liability as if the said purchaser were still holding said property as collateral security as aforesaid. Where the Insured thereafter conveys the interest so purchased, and takes back in the name of such Insured a purchase money mortgage secured thereon, the Company will approve a further transfer of this Policy to the Insured as such mortgagee subject to the same conditions as aforesaid.

5. The Policy, when issued to an owner of real estate (other than a ground rent) shall not be transferable, excepting as collateral security to holders of mortgages secured upon, or ground rents issuing out of, said real estate, or to the holders of other liens thereon.

(a) To any grantee or assignee of the estate or interest of the Insured, if the Policy was issued solely to cover some special risk.

(b) To any grantee or assignee of the estate or interest of the Insured, if the Policy was issued solely to cover some special risk.

6. In case of transfers of the Policy, estates, defects, objections, liens and encumbrances arising after the date of the Policy, or created or suffered by the Insured, are not to be deemed covered by the contract.

No such transfer will be valid until it shall have been approved on behalf of the Company; and such approval may be refused if not applied for within thirty days after the conveyance or assignment of the interest insured. The Company will be entitled to a fee of five dollars for each transfer approved.

7. All liability under this Policy shall cease by the transfer of the title or interest insured, except where the Policy is transferable under conditions

4 and 5 and its transfer has been approved as provided in condition 6; provided, however, that, subject to compliance by the Insured with the other provisions of this Policy, if the Insured conveys the estate or interest insured, or the interest acquired by the Insured under foreclosure of an insured mortgage, or any part thereof, by deed or other instrument containing a covenant or warranty of title, express or implied, the Company will indemnify the Insured against actual loss suffered and actually paid by the Insured by reason of a claim made against the Insured under such covenant or warranty of title, for any estates, defects, objections, liens or encumbrances existing at the date of this Policy, and not excepted herein, (other than those created or suffered by the Insured), such claim having been first judicially determined to be due by a court of last resort, or such judicial determination thereof having been waived in writing by the Company as a condition of its liability; the suit on such claim being subject to all the provisions of Condition No. 1 of this Policy. Such indemnity shall be personal to the Insured and shall not extend to the Insured's transferee or any other person, firm or corporation, either directly or indirectly, and may not be enforced by such transferee or other person, firm or corporation, by execution, attachment, subrogation or otherwise.

8. All payments under this Policy, or any owner's policy issued to the Insured's vendee or vendees covering any part of the property described herein, shall reduce the amount of insurance pro tanto, and no payment can be demanded without producing the Policy for endorsement of such payment. If the Policy be lost or destroyed, indemnity satisfactory to the Company must be furnished. It is expressly understood and agreed that any loss payable under this Policy may be applied by the Company to the payment of any mortgage or deed of trust, the title under which is insured by the Company, or which may be held by the Company, and the amount so paid shall also be deemed a payment to the Insured under this Policy. The aggregate liability of the Company under this Policy and any policy issued to the holder of any such mortgage or deed of trust shall not exceed the amount of this Policy.

9. Whenever the Company shall have settled a claim under this Policy, it shall be entitled to all the rights and remedies which the Insured would have had against any other person or property had the Policy not been issued. The Insured undertakes to transfer to the Company such rights, or to permit it to use the name of the Insured, for the recovery thereof. If the payments do not cover the loss of the Insured, the Company shall be interested in such rights with the Insured, in the proportion of the amount paid to the amount of the loss not thereby covered. The Insured warrants that such right of subrogation shall vest in the Company unaffected by any act of the Insured.

10. If claim be made because of unmarketability, or defect of title, or of liens or encumbrances not excepted in this Policy, the Company shall have the right to take the estate or interest insured at its then market value, irrespective of the alleged estate, defect, objection, lien or encumbrance, and shall be entitled to a conveyance thereof, with proper allowance for all estates, defects, objections, liens or encumbrances not insured against by this Policy. No action shall be brought against the Company for any claim under this Policy until thirty days after notice, in writing, of such claim. In the event of a disagreement as to the value, the same shall be fixed by a majority of three appraisers, one chosen by the Company, one by the Insured, and the third by the two thus chosen; the valuation thus fixed shall be final and conclusive.

COMMONWEALTH LAND
Title Insurance Company

The Insurance Since 1876
1516 WALNUT STREET
PHILADELPHIA 2, PA.



Title Insurance Policy

C-10749

PELICIA

D.

GD

This Indenture

made this 11TH

day of February in the year of our Lord one thousand nine hundred and sixty

(1960)—Between ARNOLD W. RASMUSSEN and CAROL A. RASMUSSEN, his

wife, of the Borough of Folcroft, County of Delaware and Common-

wealth of Pennsylvania (hereinafter called the Grantors), of the one part, and PHILADELPHIA ELECTRIC COMPANY, a corporation of the Commonwealth of Pennsylvania (hereinafter called the Grantee), of the other part:

Witnesseth, That the said Grantors for and in consideration of the sum of SEVEN THOUSAND FIVE HUNDRED DOLLARS (\$7,500.00), lawful money of the United States of America, unto them well and truly paid by the said Grantee—at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns,

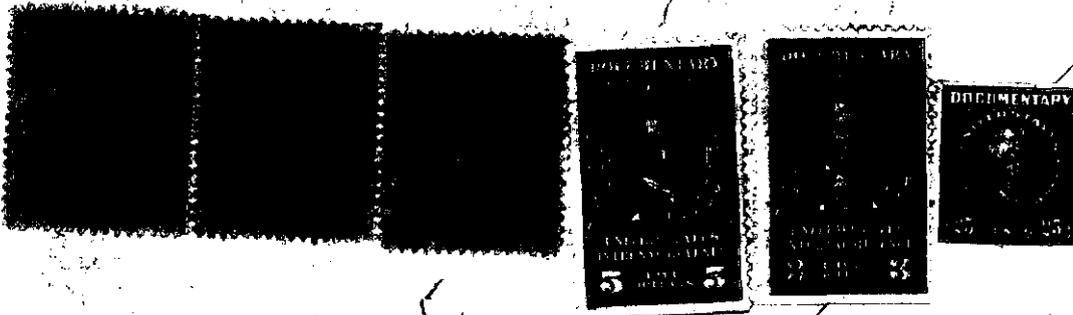
ALL THAT CERTAIN strip or parcel of ground, situate in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1957, and last revised December 17, 1959, as follows:

BEGINNING at a monument set in line dividing ground of Arnold W. Rasmussen, et ux, and ground of Philadelphia Electric Company, said point being at the three (3) following courses and distances measured from the intersection of the title line in the bed of Maple Road (33' wide), produced southwestwardly, and the middle line of Marsh Road (33' wide): (1) along the title line within the bed of Maple Road, North sixty-one degrees fifteen minutes seventeen seconds East (N. 61° 15' 17" E.) five hundred forty feet and eighteen one-hundredths of a foot (540.18') to a point; (2) leaving Maple Road and along the line dividing ground now or late of Albert E. Frank, et ux, and ground of Philadelphia Electric Company from ground of Arnold W. Rasmussen, et ux; South thirty degrees twenty-seven minutes fifty-eight seconds East (S. 30° 27' 58" E.) three hundred fourteen feet and thirty-three one-hundredths of a foot (314.33') to a point and (3) along the line dividing ground of Philadelphia Electric Company and ground of Arnold W. Rasmussen, et ux, South twenty-eight degrees fifty-seven minutes fifty-eight seconds East (S. 28° 57' 58" E.) twenty feet and ninety-seven one-hundredths of a foot (20.97') to the point of beginning and extending thence from said point of beginning through ground of Arnold W. Rasmussen, et ux, of which this is a part, North sixty-two degrees fifteen minutes twenty seconds East (N. 62° 15' 20" E.) five hundred seventy-two feet and twenty-six one-hundredths of a foot (572.26') to a monument set in line of ground now or late of Albert E. Frank, et ux; thence partly along the last mentioned ground, ground of Philadelphia Electric Company and partly along other ground of Albert E. Frank, et ux, South twenty-nine degrees fifty-five minutes fifty-eight seconds East (S. 29° 55' 58" E.) two

hundred fifty feet and eighteen one-hundredths of a foot (250.18') to a point; thence through said ground of Arnold W. Rasmussen, et ux, on a line parallel with the first above described course and distance South sixty-two degrees fifteen minutes twenty seconds West (S. 62° 15' 20" W.) five hundred seventy-six feet and forty-eight one-hundredths of a foot (576.48') to a point in line of ground of Philadelphia Electric Company and thence along the last mentioned ground North twenty-eight degrees fifty-seven minutes fifty-eight seconds West (N. 28° 57' 58" W.) two hundred fifty feet and six one-hundredths of a foot (250.06') to the first mentioned point and place of beginning.

CONTAINING three acres and two thousand nine hundred sixty-four ten-thousandths (3.2964) of an acre, more or less.

BEING part of the same premises which THORVALD RASMUSSEN, Widower, by Indenture bearing date the 10th day of September, A.D. 1956, and recorded in the Office for Recording of Deeds &c., in and for the County of Delaware, aforesaid, in Deed Book No. 1810, page 603 &c., granted and conveyed unto ARNOLD W. RASMUSSEN and CAROL A. RASMUSSEN, his wife, in fee.



75

85

VALUE OF PREMISES AS DETERMINED BY ORDINANCE IS \$ 7.00 AND TAX PAID ON SUCH VALUE.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

By [Signature]

BOOK 2012 PAGE 203

Together with the right, as often as the Grantee, its Successors and Assigns, shall deem necessary, to cut down and remove from the premises of the Grantor— adjoining the above described strip— of ground on either side thereof any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be constructed, erected, operated or maintained by the said Grantee, its Successors and Assigns, upon above described strip— of ground.

Also Together with the right of ingress and egress to and from the above described strip— of ground.

Together with all and singular the ————— improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor s , in law, equity, or otherwise however, of, in, and to the same and every part thereof.

To have and to hold the said strip—, lot— or piece — of ground above described, —————

hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors and Assigns forever. RESERVING, however, unto the said Grantors , their Heirs and Assigns (for so long as they or any of them shall own land adjoining above described strip— of ground on both sides thereof) for the use of said Grantors , their Heirs and Assigns, tenants and occupiers of said adjoining land, the right to cross at grade over above described strip— of ground at such convenient place or places as may be mutually agreed upon, SUBJECT, however, to the construction, erection, operation and maintenance by the said Grantee, its Successors and Assigns, of facilities or structures for its or their corporate purpose in, on, along, and under the above described strip— of ground without liability in any manner to said Grantors , their Heirs and Assigns. AND PROVIDED that neither the Grantors , their Heirs and Assigns, or the Grantee, its Successors and Assigns, shall be liable or obliged to construct or maintain any fences along the above described strip— of ground.

U. S. Doc. Stamps
\$8.25

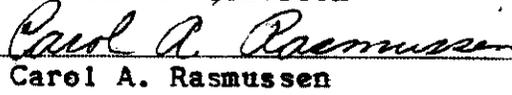
Pa. Doc. Stamps
\$75.00

And the said Grantors , for themselves and their Heirs, Executors, and Administrators, do— by these presents covenant, grant and agree, to and with the said Grantee, its Successors and Assigns, that they— , the said Grantors — and their Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, against them , the said Grantors and their Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him , her, them or any of them, Shall and Will, RESERVING and PROVIDED as aforesaid, WARRANT and forever DEFEND.

In Witness Whereof the said parties of the first part to these presents have hereunto set their hands and seals . Dated the day and year first above written.

Signed, Sealed and Delivered }
IN THE PRESENCE OF US:


Arnold W. Rasmussen 


Carol A. Rasmussen 





February 16, 1960

SUBJECT: File PE-1614

Mr. Joseph A. Coate, Chairman
Board for the Assessment and Revision
of Taxes for Delaware County
Court House
Media, Pa.

Dear Mr. Coate:

By deed dated February 11, 1960, Philadelphia
Electric Company acquired a piece of land from Arnold
W. Rasmussen, et al, situate near of the southeast side
of Maple Road in Folsom Borough, Delaware County, Pa.
This piece of land contains 3.256 acres as shown out-
lined in red on the attached blueprint plan.

This piece of land was part of approximately 16
acres which was owned by Arnold W. Rasmussen, et al. We
would appreciate your advising us at your convenience
as to what our tax assessment will be.

Very truly yours,

RCS
R. C. Scotney

RCS:mlt

Enc.

*1961 assessment for 1130-3
for 1,000.*

ESC
0
R.N.S.

Folio 1614

BOARD FOR THE ASSESSMENT AND REVISION OF TAXES
DELAWARE COUNTY

REAL ESTATE ASSESSMENT NOTICE

District *Falcraft* Folio No. *1130-3*

Property Location *Maple ave* *gnd*

Assessment—1966 ~~\$750~~

Assessment—1961 *\$1,000*

increase \$
Change decrease

Appeal from the above assessment will be heard at the Court House, Media, Pa. Should you desire to appeal, please return the enclosed REPLY CARD, INDICATING YOUR INTENTION, within a period of ten (10) days.

Upon receipt of REPLY CARD this office will forward you the necessary forms with further instructions for the filing of your appeal.

**ALL APPEALS MUST BE FILED WITH THE BOARD
ON OR BEFORE NOVEMBER 1ST**

Phila Elec. Co.
1600 Chestnut St.
Phila Pa

THIRD FLOOR
1008 WALNUT STREET

March 3, 1960

FROM: R. W. Smith
TO: G. W. Miller, Treasurer
SUBJECT: Title Insurance Commissions
Files: PE-1614, 1987, 2018, 2052 and 2061

Herewith are five checks of Commonwealth Land Title Insurance Company to the order of M. J. McQuiston, Agent and endorsed by him to Philadelphia Electric Company in payment of commission on title insurances secured in connection with the acquisitions of properties in Chester, Delaware, Lancaster and York Counties, Pa. The amounts of these checks should be credited on the books of Philadelphia Electric Company as follows:

C.A. 814508-101	\$7.50
914501-101	21.50
923615-101	5.00

Will you please acknowledge receipt of these checks on the enclosed carbon copy of this letter.

R. W. Smith
R. W. Smith,
Real Estate Department

RWS:mit

Enc. (5)

RECEIVED CHECKS FOR \$7.50, \$5.00,
\$8.00, \$9.00 and \$4.50

J. W. Miller
Treasurer

3/4/60
Date

February

sixty

(1960) ARNOLD W. RASMUSSEN and CAROL A. RASMUSSEN, his wife, of the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania

s

FIVE HUNDRED DOLLARS (\$7,500.00) then

SEVEN THOUSAND

ve

ALL THAT CERTAIN strip or parcel of ground, situate in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1957, and last revised December 17, 1959, as follows:

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hundred fifty feet and eighteen one-hundredths of a foot (250.18') to a point; thence through said ground of Arnold W. Rasmussen, et ux, on a line parallel with the first above described course and distance South sixty-two degrees fifteen minutes twenty seconds West (S. 62° 15' 20" W.) five hundred seventy-six feet and forty-eight one-hundredths of a foot (576.48') to a point in line of ground of Philadelphia Electric Company and thence along the last mentioned ground North twenty-eight degrees fifty-seven minutes fifty-eight seconds West (N. 28° 57' 58" W.) two hundred fifty feet and six one-hundredths of a foot (250.06') to the first mentioned point and place of beginning.

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BEING part of the same premises which THORVALD RASMUSSEN, Widower, by Indenture bearing date the 10th day of September, A.D. 1956, and recorded in the Office for Recording of Deeds &c., in and for the County of Delaware, aforesaid, in Deed Book No. 1810, page 603 &c., granted and conveyed unto ARNOLD W. RASMUSSEN and CAROL A. RASMUSSEN, his wife, in fee.

Jelawar

11th February 60

Notary Public

RASMUSSEN, his wife

ARNOLD W. RASMUSSEN and CAROL A.

they

s

s are

Carl G. Daley

Notary Public
 CARL G. DALEY
 Notary Public, Chester, Del. Co., Pa.
 My Commission expires
 January 6, 1963

PE-1614

C-10749-M

ARNOLD W. RASMUSSEN
 and
 CAROL A. RASMUSSEN,
 his wife

Borough of Folcroft
 Delaware County
 Pennsylvania

des

Carl G. Daley

WHEREAS, the undersigned (hereinafter called "Sellers") are the owners of premises situate in ~~the Township of Folcroft Boro.~~ Folcroft Boro., County of Delaware and Commonwealth of Pennsylvania, comprising approximately 18 acres of ground, described in Deed dated the 10th day of September in the year 1956 and recorded in the Office of the Recorder of Deeds of said County, in Deed Book No. 1810, at page 603 &c.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of TEN DOLLARS (\$10.00), the receipt whereof is hereby acknowledged, the Sellers hereby grant to PHILADELPHIA ELECTRIC COMPANY (hereinafter called "Buyer"), the option, to be exercised as hereinafter provided at any time within 120 days after the date hereof, of purchasing for the price or sum of All That Certain 200 foot wide strip of the above recited premises, more particularly shown outlined in red crayon on the plan attached hereto and made a part hereof.

RESERVING unto Sellers, their heirs and assigns (for so long as they or any of them shall own ground adjoining said strip of ground on both sides) for the use of said Sellers, their heirs and assigns, tenants and occupiers of said ground, the right to cross at grade over said strip of ground at such convenient place or places as may be mutually agreed upon, said right to cross to be subject to the construction, erection, operation and maintenance by Buyer, its successors and assigns, of facilities or structures for its or their corporate purposes without liability in any manner to Sellers, their heirs and assigns.

TOGETHER with the right, as often as Buyer shall deem necessary, to cut down and remove from the premises of Sellers adjoining said strip of ground any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by Buyer upon said strip of ground, also the right of ingress and egress to and from the said strip of ground.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said strip of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said strip of ground.
2. Buyer shall reimburse Sellers for any damage caused by Buyer or its representatives to crops planted before the date hereof and not harvested before Buyer takes possession.
3. Buyer shall permit Sellers to use the said strip of ground for grazing, cultivation or other agricultural pursuits, not to include planting of trees or shrubbery, under a form of License satisfactory to counsel for Buyer.
4. Neither party shall be obligated to construct or maintain any fences along said strip of ground, but with respect to existing fences across said strip of ground which Buyer may find it necessary to open for access, immediate repairs shall be made by Buyer, or in lieu of such repairs, Buyer may install a gate.
5. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to the undersigned at

1959
10-23

6. Upon the exercise of this option it shall be and becomes an Agreement of Sale between Sellers and Buyer, and settlement shall be made upon the following terms and conditions:

(a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.

(b) Upon the payment of the purchase price, Sellers shall execute and deliver a Deed conveying to Buyer said strip of ground in fee simple, free and clear of all liens and encumbrances, together with the rights hereinabove mentioned. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.

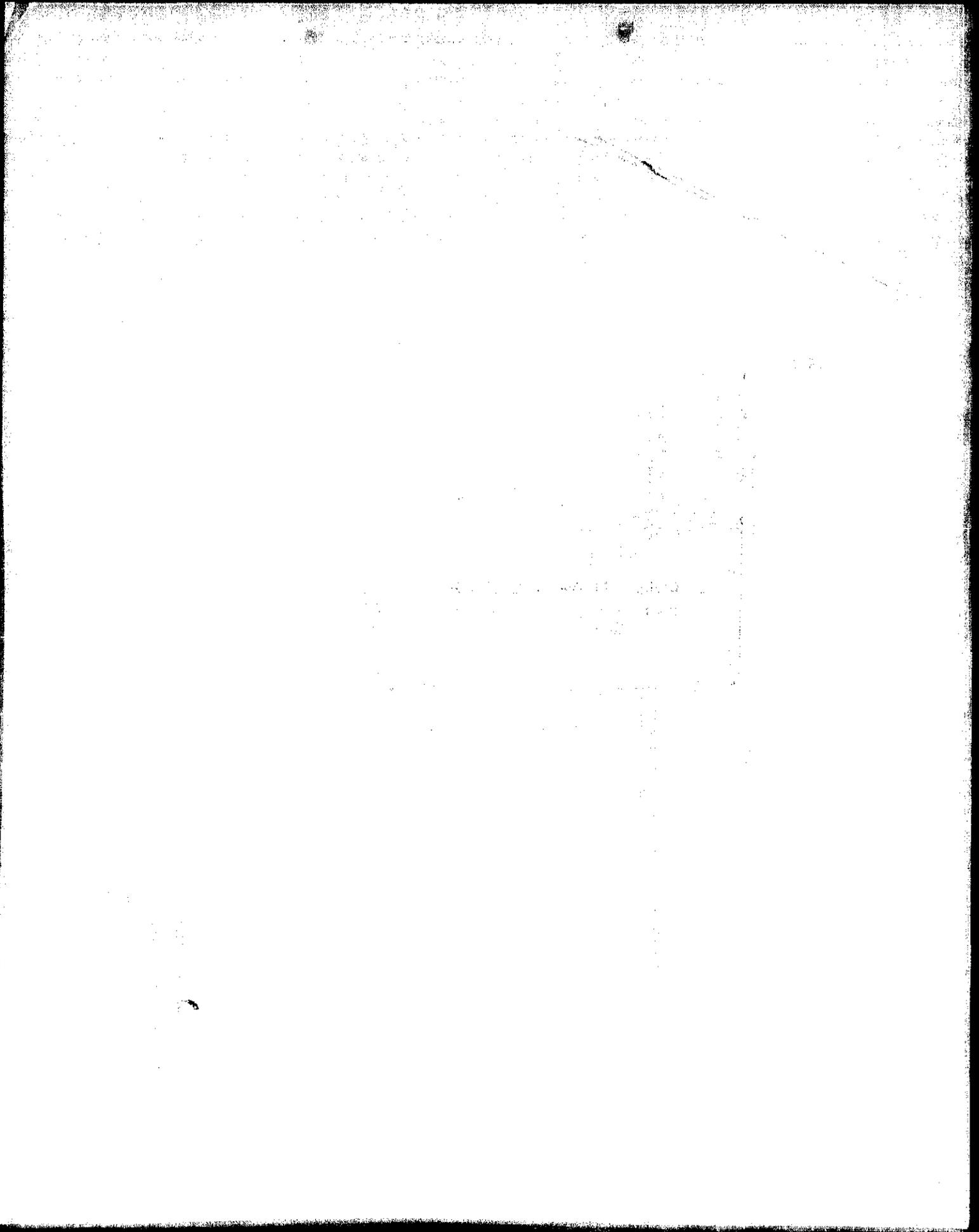
7. This agreement shall be binding upon and inure to the benefit of the executors, administrators, heirs and assigns of the Sellers.

IN WITNESS WHEREOF, Sellers have hereunto set their hands and seals on this _____ day of _____ A.D. 1959.

Signed, sealed and delivered
in the presence of:

Arnold W. Rasmussen (SEAL)

Carol A. Rasmussen (SEAL)



CERTIFICATE NO. C-10749-M

DESCRIPTION

ALL THAT CERTAIN strip or parcel of ground, situate in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1957, and last revised December 17, 1959, as follows:

BEGINNING at a monument set in line dividing ground of Arnold W. Rasmussen, et ux, and ground of Philadelphia Electric Company, said point being at the three (3) following courses and distances measured from the intersection of the title line in the bed of Maple Road (33' wide), produced southwestwardly, and the middle line of Marsh Road (33' wide): (1) along the title line within the bed of Maple Road, N. 61° 15' 17" E. 540.18' to a point; (2) leaving Maple Road, and along the line dividing ground now or late of Albert E. Frank, et ux, and ground of Philadelphia Electric Company from ground of Arnold W. Rasmussen, et ux, S. 30° 27' 58" E. 314.33' to a point and (3) along the line dividing ground of Philadelphia Electric Company and ground of Arnold W. Rasmussen, et ux, S. 28° 57' 58" E. 20.97' to the point of beginning and extending thence from said point of beginning through ground of Arnold W. Rasmussen, et ux, of which this is a part, N. 62° 15' 20" E. 572.26' to a monument set in line of ground now or late of Albert E. Frank, et ux; thence partly along the last mentioned ground, ground of Philadelphia Electric Company and partly along other ground of Albert E. Frank, et ux, S. 29° 55' 58" E. 290.18' to a point; thence through said ground of Arnold W. Rasmussen, et ux, on a line parallel with the first above described course and distance S. 62° 15' 20" W. 576.48' to a point in line of ground of Philadelphia Electric Company and thence along the last mentioned ground N. 28° 57' 58" W. 250.06' to the first mentioned point and place of beginning.

CONTAINING 3.2964 acres, more or less.

Together with trimming rights
 Also Together with ingress & egress
 Reserving the usual right to cross

FORMING PART OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

CERTIFICATE NO. C-10749-M

DESCRIPTION

ALL THAT CERTAIN strip or parcel of ground, situate in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1957, and last revised December 17, 1959, as follows:

BEGINNING at a monument set in line dividing ground of Arnold W. Rasmussen, et ux, and ground of Philadelphia Electric Company, said point being at the three (3) following courses and distances measured from the intersection of the title line in the bed of Maple Road (33' wide), produced southwestwardly, and the middle line of Marsh Road (33' wide): (1) along the title line within the bed of Maple Road, N. 61° 15' 17" E. 540.18' to a point; (2) leaving Maple Road, and along the line dividing ground now or late of Albert E. Frank, et ux, and ground of Philadelphia Electric Company from ground of Arnold W. Rasmussen, et ux, S. 30° 27' 58" E. 314.33' to a point and (3) along the line dividing ground of Philadelphia Electric Company and ground of Arnold W. Rasmussen, et ux, S. 28° 57' 58" E. 20.97' to the point of beginning and extending thence from said point of beginning through ground of Arnold W. Rasmussen, et ux, of which this is a part, N. 62° 15' 20" E. 572.26' to a monument set in line of ground now or late of Albert E. Frank, et ux; thence partly along the last mentioned ground, ground of Philadelphia Electric Company and partly along other ground of Albert E. Frank, et ux, S. 29° 55' 58" E. 250.18' to a point; thence through said ground of Arnold W. Rasmussen, et ux, on a line parallel with the first above described course and distance S. 62° 15' 20" W. 576.48' to a point in line of ground of Philadelphia Electric Company and thence along the last mentioned ground N. 28° 57' 58" W. 250.06' to the first mentioned point and place of beginning.

CONTAINING 3.2964 acres, more or less.

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FORMING PART OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

CERTIFICATE NO. C-10749-M

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CONTAINING 3.2964 acres, more or less.

Together with trimming rights

Also Together with ingress & egress

Reserving the usual right to cross

1957

REAL 1 PE-1613

Edward G. Frank, et al

ONE

FILMED

Commonwealth Land Title Insurance Company

No. C-10749-M

PHILADELPHIA, November 25th, 19 59

The premises endorsed hereon are subject to the following items, which will be excepted in the policy unless removed:

MORTGAGES	None.
TAXES	Receipts for all taxes for years 1956, 1957 & 1958 must be produced. Taxes due for current year 1959
WATER RENTS	Possible unpaid bills; no liability is assumed.
SEWER RENTS	Receipts for sewer rents for years 1954 to 1958 Incl must be produced. Sewer rents due for current year 1959.
MECHANICS AND MUNICIPAL CLAIMS	None. Liability for any unfiled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done.
JUDGMENTS	None.
OBJECTIONS	<p>A- Proof that Arnold W. Rasmussen and Carol A. his wife Grantees in Deed recorded in Deed Book 1810 pg. 603 are the same persons as the proposed Grantors.</p> <p>B- Rights granted the National Transit Co. as in Deed Book L-9 pg. 351 (attached</p> <p style="margin-left: 20px;"><i>2/28</i> Survey must be produced; subject to any additional objections which an examination of the same may disclose.</p> <p>D- Premises in question is an interior lot, having no frontage on any street, road or lane; right of any definite ingress, regress or egress not Insured.</p>
INSTRUMENTS TO BE PRODUCED AND RECORDED	<p>DEED: Arnold W. Rasmussen and Carol A., his wife</p> <p style="padding-left: 40px;">to Philadelphia Electric Company</p> <p style="padding-left: 40px;">dated _____ recorded _____</p>
RECITAL	<p>Being part of the same premises which Thorvald Rasmussen, Widower by Deed dated September 10, 1956 and recorded at Media, Delaware County in Deed Book 1810 pg. 603 granted and conveyed unto Arnold W. Rasmussen and Carol A., his wife</p> <p>Possible additional assessment for school taxes under Act of Jan. 14, 1952, P.L. 1944, relating to 3rd and 4th Class School Districts, or township taxes under Act of July 1, 1955, P.L. 248, relating to 1st Class Townships. Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose or which are visible on the ground.</p> <p>Proof that no work has been done or ordered to be done, or materials ordered or supplied, for which a lien may be filed.</p> <p>Rights of parties in possession and terms of any unrecorded lease or agreement of sale.</p> <p>Subject to the payment of state and local real estate transfer taxes.</p> <p>Proof that all parties in this transaction are of full age and legally competent.</p> <p>Proof that this transaction is not within the Bankruptcy or Insolvency Acts.</p> <p>Information relating to street improvements, except where the improvement is completed, for which a lien can be filed, not being within the scope of title insurance, is not certified.</p>

PRODUCE TAX, WATER AND SEWER RENT BILLS OR RECEIPTS FOR CURRENT YEAR.

When the transaction is settled and the papers recorded (which recording should be done by the Company), a Policy of Insurance of this Company will be issued for \$ _____ in conformity with application and this marked up Report.

William C. Nail
ASST. VICE PRESIDENT

DELAWARE COUNTY

RIGHT OF WAY: William H. Harrison, Sr. and Lizzie F. Boon
to

National Transit Company

Dated: 4/24/1896 Recorded: 3/18/1897 Deed Book L-9 Page 351

GRANTING the right of way to construct, maintain, and operate a telegraph line over and through our lands in Darby Township, County of Delaware, State of Pennsylvania bounded and described as follows:

BEING 20 acres more or less, bounded West by lands of Annie Pike and Estate of Perry Pike, North by private road, East by lands of the late Geo. S. Urian, and on the South by the Thoroughfare, and also 32 acres in same Township, bounded West by lands of Alfd. Matthews, North by lands of Wm. Urian, East by Tribet Avenue and lands of Isaac Horne and South by the Thoroughfare with ingress and egress to and from the same.

The said Grantors to fully use and enjoy the said premises except for the purpose hereinbefore granted to the said National Transit Company, which hereby agrees to pay any damages which may arise to crops or fences from the laying, maintaining or operating of said telegraph lines; said damages, if not mutually agreed upon, to be ascertained and determined by 3 disinterested persons, 1 thereof to be appointed by the said Grantors heirs or assigns; 1 by the said National Transit Company, its successors or assigns, and the 3rd by the 2 so appointed as aforesaid, and the award of such 3 persons or any 2 of them, shall be final and conclusive, the said line of telegraph to be erected over and upon said land along the shore line of same at or near the water line at high tide.

It is hereby understood and agreed that where this land is reclaimed the said line of telegraph is to be removed to its old or present route.

DEED BOOK L-9 PAGE 351

RECORDED 3/18/1897

BLOCK

LOT

APPL. NO.

C 10749 M

PREMISES:

ALL THAT CERTAIN 250 feet wide strip of ground, Situate in Folcroft Borough, Delaware County, Pennsylvania, more particularly shown outlined in red crayon on the blueprint plan hereto attached.

TOGETHER with the right, as often as the Grantee, its successors and assigns, shall deem necessary, to cut down and remove from the premises adjoining the above described strip of ground on either side thereof any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be constructed, erected, operated or maintained by the said Grantee, its successors and assigns, upon above described strip of ground.

ALSO TOGETHER with the right of ingress and egress to and from the above described strip of ground.

RESERVING, however, unto the said Grantors, their heirs and assigns (for so long as they or any of them shall own land adjoining above described strip of ground on both sides thereof) for the use of said Grantors, their Heirs and Assigns, tenants and occupiers of said adjoining land, the right to cross at grade over above described strip of ground at such convenient place or places as may be mutually agreed upon SUBJECT, however, to the construction, erection, operation and maintenance by the said Grantee, its successors and assigns, of facilities or structures for its or their corporate purpose in, on, along, and under the above described strip of ground without liability in any manner to said Grantors, their Heirs and Assigns.

Borough of Folcroft
Delaware County, Pa.

Title Report

C 10749 M

**Commonwealth Land
Title Insurance Company**

Main Office:
1510 WALNUT STREET
PHILADELPHIA 7, PENNA.

Send a copy of this Report to the Grantee
or Mortgagee so that all objections may be
removed or explained before settlement.

Commonwealth Land Title Insurance Company

No. C-10749-M

PHILADELPHIA, November 25th, 19 59

The premises endorsed hereon are subject to the following items, which will be excepted in the policy unless removed:

MORTGAGES	None.
TAXES	Receipts for all taxes for years 1956, 1957 & 1958 must be produced. Taxes due for current year 1959
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MECHANICS AND MUNICIPAL CLAIMS	None. Liability for any unfiled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done.
JUDGMENTS	None.
OBJECTIONS	<p>A- Proof that Arnold W. Rasmussen and Carol A. his wife Grantees in Deed recorded in Deed Book 1810 pg. 603 are the same persons as the proposed Grantors.</p> <p>B- Rights granted the National Transit Co. as in Deed Book L-9 pg. 351 (attached Survey must be produced; subject to any additional objections which an examination of the same may disclose.</p> <p>D- Premises in question is an interior lot, having no frontage on any street, road or lane; right of any definite ingress, regress or egress not Insured.</p>
INSTRUMENTS TO BE PRODUCED AND RECORDED	<p>DEED: Arnold W. Rasmussen and Carol A., his wife</p> <p>to Philadelphia Electric Company</p> <p style="text-align: center;">dated _____ recorded _____</p>
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PRODUCE TAX, WATER AND SEWER RENT BILLS OR RECEIPTS FOR CURRENT YEAR.	

When the transaction is settled and the papers recorded (which recording should be done by the Company), a Policy of Insurance of this Company will be issued for \$ _____ in conformity with application and this marked up Report.

William C. Nail
ASST. VICE PRESIDENT

DELAWARE COUNTY

RIGHT OF WAY: William H. Harrison, Sr. and Lissie F. Boon
to
National Transit Company
Dated: 4/24/1896 Recorded: 3/18/1897 Deed Book L-9 Page 351

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The said Grantors to fully use and enjoy the said premises except for the purpose hereinbefore granted to the said National Transit Company, which hereby agrees to pay any damages which may arise to crops or fences from the laying, maintaining or operating of said telegraph lines; said damages, if not mutually agreed upon, to be ascertained and determined by 3 disinterested persons, 1 thereof to be appointed by the said Grantors heirs or assigns; 1 by the said National Transit Company, its successors or assigns, and the 3rd by the 2 so appointed as aforesaid, and the award of such 3 persons or any 2 of them, shall be final and conclusive, the said line of telegraph to be erected over and upon said land along the shore line of same at or near the water line at high tide.

It is hereby understood and agreed that where this land is reclaimed the said line of telegraph is to be removed to its old or present route.

DEED BOOK L-9 PAGE 351

RECORDED 3/18/1897

BLOCK

LOT

APPL. NO.

C 10749 M

PREMISES:

ALL THAT CERTAIN 250 feet wide strip of ground, Situate in Folcroft Borough, Delaware County, Pennsylvania, more particularly shown outlined in red crayon on the blueprint plan hereto attached.

TOGETHER with the right, as often as the Grantee, its successors and assigns, shall deem necessary, to cut down and remove from the premises adjoining the above described strip of ground on either side thereof any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be constructed, erected, operated or maintained by the said Grantee, its successors and assigns, upon above described strip of ground.

ALSO TOGETHER with the right of ingress and egress to and from the above described strip of ground.

RESERVING, however, unto the said Grantors, their heirs and assigns (for so long as they or any of them shall own land adjoining above described strip of ground on both sides thereof) for the use of said Grantors, their Heirs and Assigns, tenants and occupiers of said adjoining land, the right to cross at grade over above described strip of ground at such convenient place or places as may be mutually agreed upon SUBJECT, however, to the construction, erection, operation and maintenance by the said Grantee, its successors and assigns, of facilities or structures for its or their corporate purpose in, on, along, and under the above described strip of ground without liability in any manner to said Grantors, their Heirs and Assigns.

Borough of Folcroft
Delaware County, Pa.

Title Report

C 10749 M

**Commonwealth Land
Title Insurance Company**

Main Office:
1510 WALNUT STREET
PHILADELPHIA 2, PENNA.

Send a copy of this Report to the Grantor
or Mortgagee so that all objections may be
removed or explained before settlement.

10-10-57

FORMING PART OF COMMONWEALTH LAND TITLE DEPARTMENT

CERTIFICATE NO. 64874

* TOGETHER with the right as aforesaid, its successors and assigns shall deem necessary, to cut down and remove from the premises ^{thereon} adjoining the above described strip of ground on either side thereof any trees which may endanger the safety, interfere with the use, or be a menace to any facilities or structures which may now or in the future be constructed, erected, operated or maintained by the said Grantee, its successors and assigns, upon above described strip of ground.

ACQUISITION OF GROUND

FOR THE

DARBY CREEK TRANSMISSION LINE

*PLOTTED
2/19/60*

**February 12, 1960
File: PE-1614**

Philadelphia Electric Company by Deed dated February 11, 1960, acquired from Arnold W. Rasmussen, et ux, an unimproved strip of ground situate in the rear of the southeasterly side of Maple Road in Felcroft Borough, Delaware County, Pennsylvania, containing 3.2964 acres, more or less, more particularly shown on the blueprint plan hereto attached.

Together with the usual trimming right on either side of the above mentioned strip of ground and ingress and egress as required for said transmission line.

There is reserved the usual right of Mr. and Mrs. Rasmussen to cross the above mentioned strip of ground.

The Electric Company is relieved of the responsibility of fencing its property.

H. J. McQuiston
**H. J. McQuiston
Real Estate Agent**

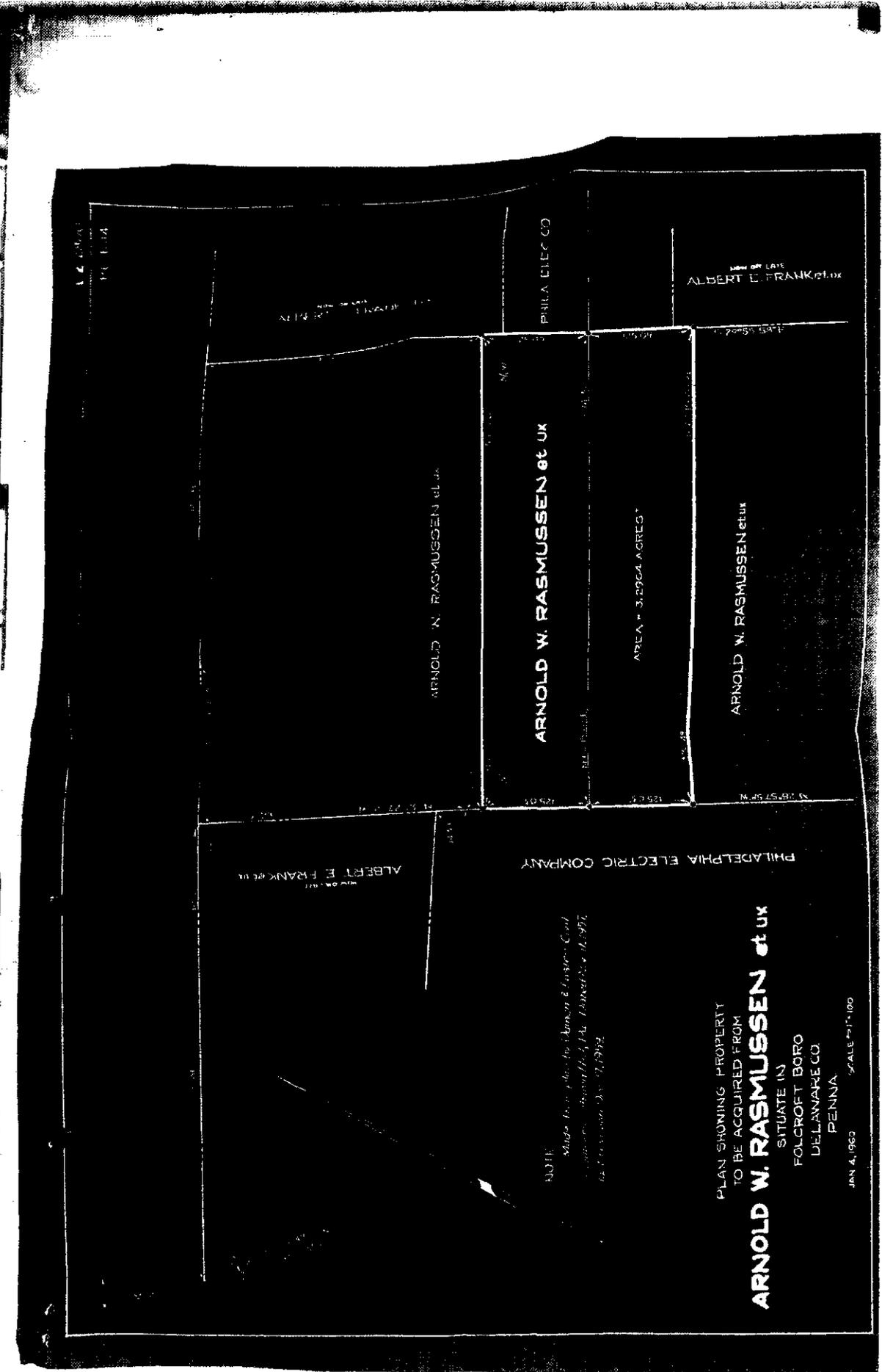
**HBL:jth
Enclosure**

Route #1 - K. M. Irwin
Route #2 - W. H. Jones
 R. J. Fox
 R. R. MacKay
Route #3 - E. B. Shew

Route #4 - H. MacVaugh
 J. W. Anderson
 C. W. Iles
 J. VanName
Route #5 - J. B. Murray

Route #6 - E. W. Carson
 F. B. Reiter, Jr.
 For your files
 (2 plans)

*Q
D HC
R. H. S.
Res
J. E.*



NOTE
 Made by *John W. Rasmussen & Associates, Inc.*
 Philadelphia, Pa. Licensed by *PA. Board of Surveyors*
 License No. 2307, 1962

PLAN SHOWING PROPERTY
 TO BE ACQUIRED FROM
ARNOLD W. RASMUSSEN et ux
 SITUATE IN
 FOLCROFT BORO
 DELAWARE CO.
 PENNA.
 JAN 4, 1963 SCALE 1" = 100'

Arnold D. Larsson, & ux, - PE-1614

Consideration	\$ 7,500.00 /
Ack.	1.00 /
Adj of Taxes	?
	<hr/>
	\$ 7,501.00

Paid on account (NONE)	-
	<hr/>
	\$ 7,501.00

Title Insurance	80.00 /
Record Deed	6.85
U. S. Doc. Stamps	8.25 /
Pa. 1% "	75.00 /
Occo 1% "	75.00 /
	<hr/>
	\$ 7,746.10 /

recording of standard Deed in Del. Co. -	\$ 6.35
Title Co. charge	50
	<hr/>
	\$ 6.85

P.E. Co. to pay for all stamps
or for option. Agt.

AD

File PE-1614

January 29, 1960

Mr. and Mrs. Arnold W. Rasmussen
1817 Delmar Drive
Folcroft, Pennsylvania

Dear Mr. and Mrs. Rasmussen:

We are prepared to complete settlement for the parcel of ground situate in Folcroft Borough, Delaware County, Pennsylvania and are enclosing the following:

1. Deed - Arnold W. Rasmussen, et ux to Philadelphia Electric Company
2. Title report No. C-107-49-M of Commonwealth Land Title Insurance Company
3. Print of survey
4. Form of License for cultivating, grazing, etc.

At the time of settlement, tax receipts for the years 1954 to 1959 inclusive are to be produced. I suggest that you contact your local tax collector and he can give you a certification that all taxes have been paid from 1954 to date.

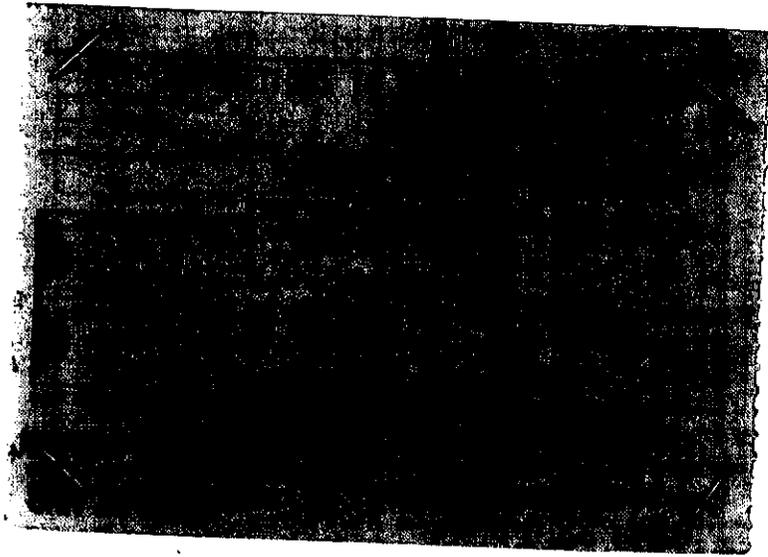
Settlement in this matter may be held in the office of Commonwealth Land Title Insurance Company, 407 Market Street, Chester, Pennsylvania. Please let me know a day and hour convenient to you and I will make the necessary arrangements with the Title Company.

Very truly yours,


H. M. Schenk

HMS:amd
Enc. (4)

Handwritten notes:
1/29/60
HMS



Ch. # A-5701
1/27/60
January 27, 60.

COMMONWEALTH LAND TITLE INSURANCE COMPANY
SEVEN THOUSAND SEVEN HUNDRED FORTY-SIX AND 10/100- - - - 7,746.10

Funds required to purchase a strip of ground 250 feet wide and containing 3.2964 acres situate in the rear of the southeast side of Maple Road in Folcroft Borough, Delaware County, Pa. from Arnold W. Rasmussen, et ux.

File: PE-1614

Please send check to Mr. H. J. McQuiston - 3rd floor - 1008 Walnut Street

C.A. 814508-101 \$7,746.10

1008 Walnut Street - Third Floor

January 26, 1960

FROM: H. C. Oelschlager
TO: H. M. Schenk
SUBJECT: Arnold W. Rasmussen, et ux, property
Borough of Folcroft, Delaware County, Pennsylvania.
File: PE-1614

Attached for settlement in the above matter are the following:

1. Option Agreement
 2. Deed and copy
 3. Title Certificate in duplicate
 4. Two copies of the survey
 5. *License in duplicate*
- A voucher has been ordered.

Settlement in the above matter is to be completed on or before March 16, 1960.

Mr. and Mrs. Rasmussen are not represented by anyone in this transaction.

Real Estate Department

HGL:des

Attachments

DARBY 001367

Duplicate

Damon and Foster

Civil and Consulting Engineers

Chester Pike and High Street

Sharon Hill, Pa. **December 28, 1959.**

**Philadelphia Electric Company,
Attn: Mr. J. A. Degan, Supervisor,
1000 Chestnut Street,
Philadelphia 5, Penna.**

File PE-1614

TERMS, CASH

**To Engineering Services
Survey and plan of part of
A. W. Robinson property
Place 2 monuments at northerly
corners, Maple Avenue, Felcroft
Borough, Delaware County, Penna.**

\$20 00

APPROVED FOR PAYMENT
Acct. 814.508-101
<i>pad - ext. l 1/4/60</i>
Head of Dept.

File PE-1614

December 8, 1959

Damon and Foster, Civil Engineers
Chester Pike and High Street
Sharon Hill, Pa.

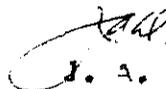
Gentlemen:

Enclosed herewith is a sketch of property of Arnold W. Rasmussen in Folcroft Borough on which we have outlined in orange the 250 foot wide strip of land we have under agreement to purchase. Also enclosed is an abstract of the Rasmussen property. We would like you to survey this 250 foot wide strip of ground and furnish us with the conveyance plan of the same. The center line of this strip should be the same line produced from the center line you established for us through the Albert E. Frank property adjoining this tract.

Will you please place monuments at the northerly corners of the strip and also show on the plan the distance from the corner of the Rasmussen property at Maple Avenue to a corner of the strip together with the names of the adjoining owners.

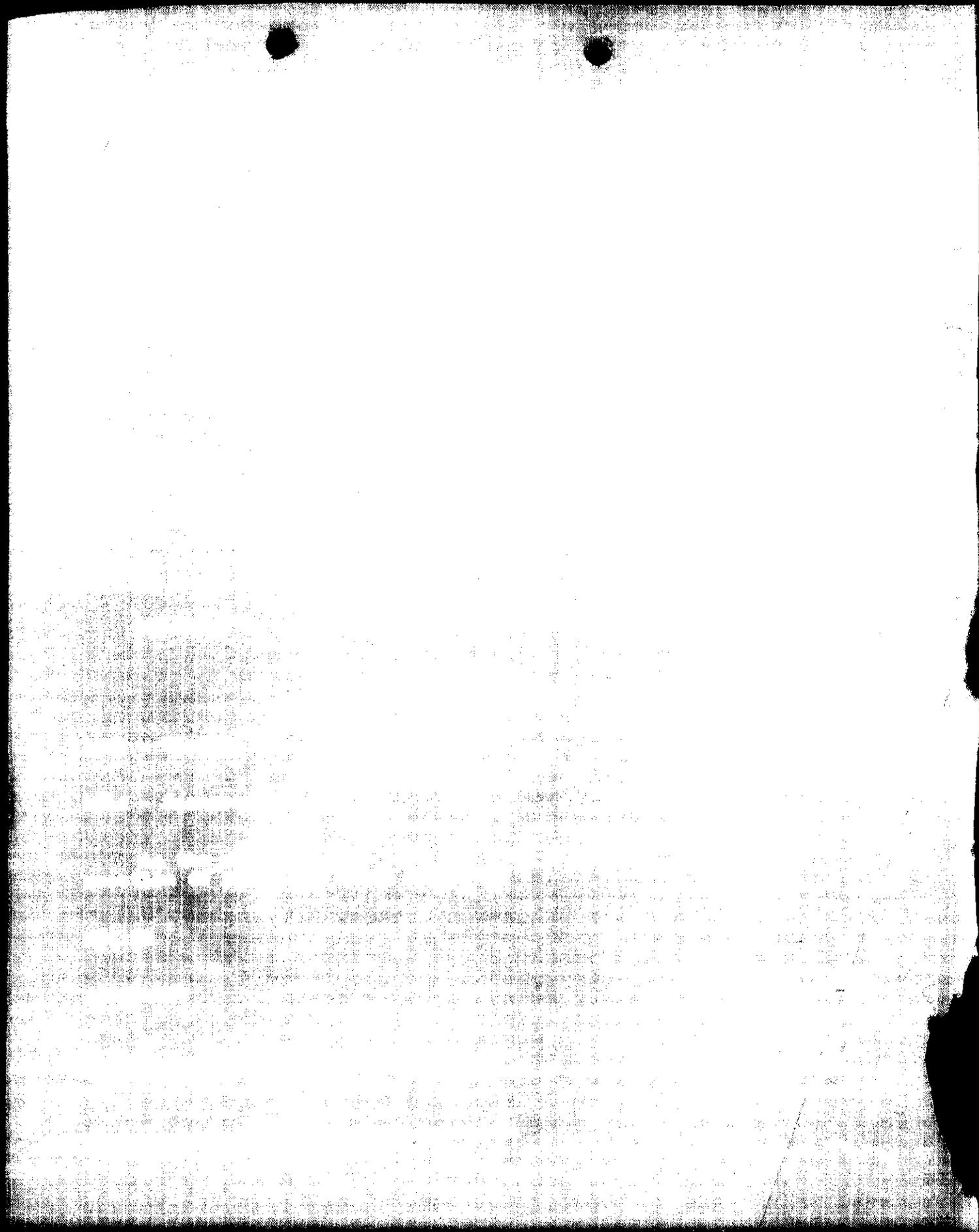
We will appreciate your earliest attention to this matter.

Very truly yours,


J. A. Dugan, Supervisor

JAD:mit

Enc.



Third Floor -- 1008 Walnut Street

November 27, 1959

FROM: R. W. Smith
To: John L. Sunday, Manager
Property Records
SUBJECT: Transfeof items on the books of
Philadelphia Electric Company
File PE-1614 ✓

Will you please arrange to transfer the following amount covering the cost of an appraisal made of property in Folcroft Borough, Delaware County, Pennsylvania, charged to the temporary work order. This transfer should be made on the books of Philadelphia Electric Company as follows:

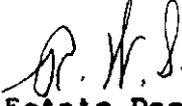
Debit:

C.A. 814508-101 \$100.00

Credit:

W.O. 349950-101 (6-1614)

1958 Voucher B 5949 \$100.00


Real Estate Department

RWS:jtb


HE 0

Phone 3-5941

1958
2-5949

Net Payable

U Philadelphia Electric Company
1000 Chestnut Street
Philadelphia, Penna.

Chester, Pa., FEBRUARY 19, 1958

105

FIRE & CASUALTY
INSURANCE
BONDS

GEO. M.
C. HEFFRON D.
Real Estate & Insurance
APPRAISALS
108 EAST FIFTH STREET

Property Management
MORTGAGES

PE. 1614

To Appraising Maple Avenue Property
of Arnold W. Rasmussen Et Ux. ----- \$100.00

Trans. To C.A. - 814508-101

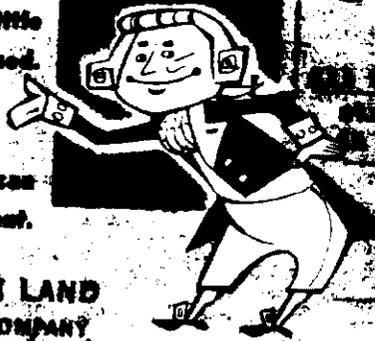
APPROVED FOR PAYMENT
Acct. 349950-101(4-1614)
<i>R.W.L. J. G. D. 2/14/58</i>
Head of Dept.

**Accept Our
Appreciation**

Your application for title
insurance is being processed.

The Report of Title
will be issued promptly.

Please call us if we can
help in completing settlement.



**COMMONWEALTH LAND
TITLE INSURANCE COMPANY**

W.D. Chambers 12/1/59

DATE

79-00-227

10719

PRIORITY

33 1/2' x 110' x 250' wide
along road, situate
in the City of
Darby, County
of Delaware

Main Office . 1510 WALNUT STREET . . . WA 3-0400

Broad and Sansom Streets.....	LO 8-2852	Ardmore, Pa.....	GR 7-0077	MI 2-8000
18 West Chelton Avenue.....	VI 8-1600	Glenside, Pa.....	TU 6-8100	
3207 Kensington Avenue.....	NE 4-7800	Jenkintown, Pa.....	CA 4-2125	TU 4-6600
5228 Chestnut Street.....	GR 6-3400	Lansdale, Pa.....	UL 5-5126	
Broad and Stiles Streets.....	ST 2-4772	Norristown, Pa.....	BR 2-6850	
1724 South Broad Street.....	HO 5-4800	Doylestown, Pa.....	FI 8-9438	
425 West Tabor Road.....	LI 9-8300	Chester, Pa.....	TR 4-6241	
3713 Germantown Avenue.....	BA 6-0103	Upper Darby—Garrett Road		
7059 Castor Avenue.....	FI 2-1200		GR 6-0515	FL 2-0690
7265 Revere Street.....	MA 4-2700	Drexel Hill—Ferne Boulevard.....	MA 2-0100	
West Chester, Pa.....	OW 6-3480	Media, Pa.....	LO 6-1335	
Paoli, Pa.....	NI 4-4390	Lancaster, Pa.....	EX 4-0507	
Ambler, Pa.....	MI 6-4800			

Camden, N. J. WA 5-0224 WO 4-7778

COMMONWEALTH LAND *Title Insurance Company*

NORMAN S. CHAMBERLAIN
ASST. VICE PRESIDENT



December 1, 1959

RECEIVED		
DEC 2 1959		
REGISTRATION		
M.G.E.		H.D.
	J.D.	
R.S.	MoL.	FILE

1510 WALNUT ST.
PHILA. 2, PA.

The Philadelphia Electric Company,
1000 Chestnut Street,
Philadelphia 5, Penna.

ATTENTION: Mr. Henry J. Mc Quiston

Re: C-10749-M

Premises: All that certain 250' wide
strip of ground, situate in Folcroft
boro, Delaware County, Pa.

Dear Henry:

I wish to thank you for your application for
title insurance covering the above premises, and I am
enclosing our card showing the number assigned to this
application.

We will process this application for the
Report of Title, and have it issued to you as expeditious
as possible.

Sincerely,
Norman S. Chamberlain
Assistant Vice President

NSC:B
Encl.

TITLE INSURANCE SINCE 1876

DARBY 001375

November 27, 1959

x

xxxxx Folcroft
xxxxx

Delaware
Pennsylvania

ALL THAT CERTAIN 250' wide strip of ground, situate in Folcroft Borough, Delaware County, Pennsylvania, more particularly shown outlined in red crayon on the blueprint plan hereto attached.

TOGETHER with the right as often as the Grantee, its Successors and Assigns, shall deem necessary, to cut down and remove from the premises of the Grantors adjoining the above described strip of ground on either side thereof any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be constructed, erected, operated or maintained by the said Grantee, its Successors and Assigns, upon above described strip of ground.

ALSO TOGETHER with the right of ingress and egress to and from the above described strip of ground.

RESERVING, however, unto the said Grantors, their Heirs and Assigns (for so long as they or any of them shall own land adjoining above described strip of ground on both sides thereof) for the use of said Grantors, their Heirs and Assigns, tenants and occupiers of said adjoining land, the right to cross at

Arnold W. Rasmussen and
Carol A. Rasmussen, his wife

Arnold W. Rasmussen and
Carol A. Rasmussen, his wife

September 10, 1956

1810

603

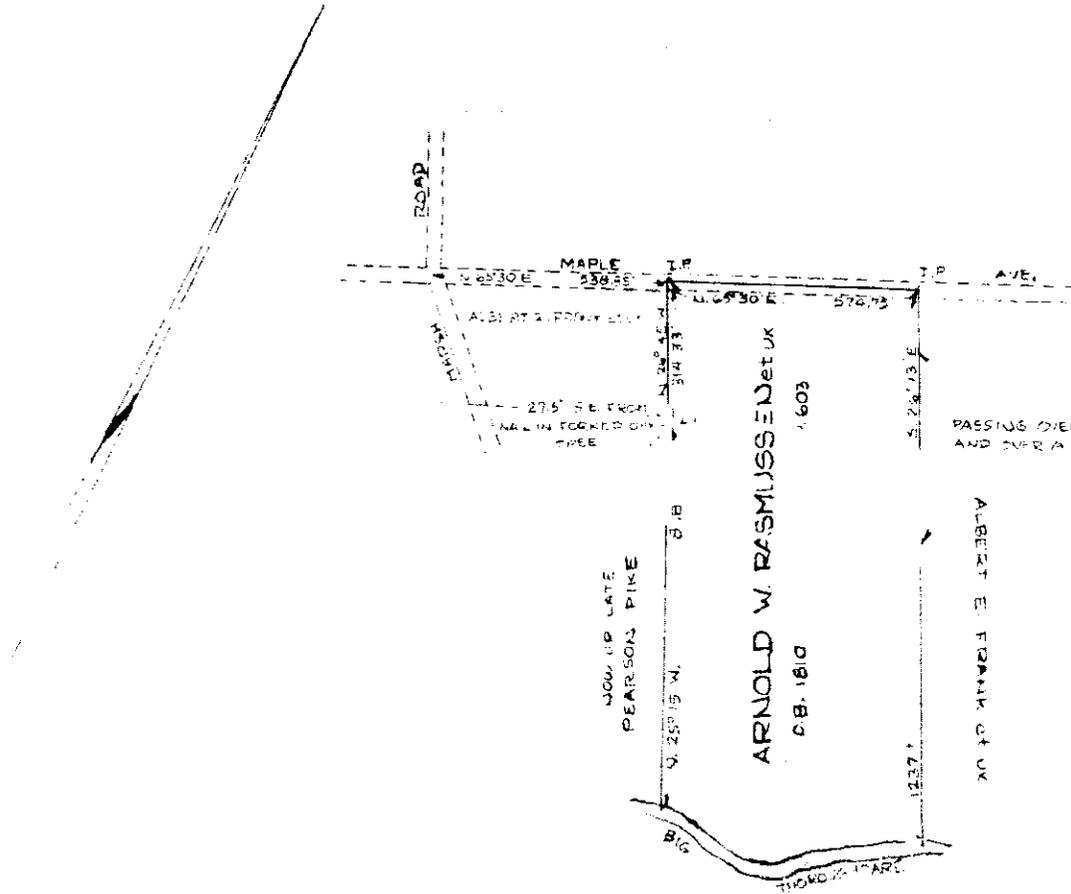
PHILADELPHIA ELECTRIC COMPANY

1000 Chestnut Street,
Philadelphia 5, Pa.

Agent

PE-1614

DARBY 001376



FOLCROFT BORO
DELAWARE COUNTY
PENNA.
SCALE 1" = 400'

RECORD OF INTERVIEW

FORM 196-10015 (4-47)

E G S

CODE PE 1614

SALESMAN _____

DISTRICT _____

NAME Donald Rasmussen Et Al ADDRESS 1817 Hook Rd. Tolcraft Pa

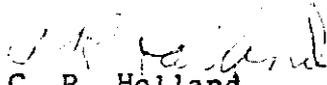
DATE	RECORD
9/21/59	<p>Contacted Mr. Rasmussen at a Senior Bus Station Springfield Rd & West Chester Pk. Broomall Pa. We discussed the property that P & Co will purchase. Mr. Rasmussen will settle for \$7500. for the 3.3 acre & originally requested I made an offer but would discuss this plus with management & then be in touch with Mr. Rasmussen. Mr. Rasmussen claimed that he had been offered \$6000.00 by Mr. Holland.</p> <p style="text-align: right;">J. Schuttler</p>
11/4/59	<p>Met Mr. Rasmussen at Bus Station in Broomall Pa. He would not sign for anything less than \$7500.00 made offer of \$6000.00 in cash.</p> <p style="text-align: right;">J. Schuttler</p>
11/24/59	<p>Called on Mr. Rasmussen at Senior Bus Station Broomall Pa. We discussed price on the 3.3 acre & land in question could not get Mr. Rasmussen to look down in big thing after long discussion he signed option for \$7500. I paid Mr. Rasmussen \$1000.00 consideration & then went to 1817 (Palmer Drive) Hook Rd. Tolcraft Pa & got Mrs. Carol A. Rasmussen to sign option.</p> <p style="text-align: right;">J. Schuttler</p>

THIRD FLOOR
1008 WALNUT STREET

January 27, 1959

FROM: C. R. Holland
TO: H. J. McQuiston
SUBJECT: Arnold W. Rasmussen, et ux.
File PE-1614
132 kv rights of way in Folcroft Borough.

Approximately two years ago at the time I was negotiating with Mr. Albert E. Frank, et al, who owned property adjoining Mr. Rasmussen's on both sides, Mr. Rasmussen agreed verbally to go along with whatever arrangements were made with the others. Finally a price was agreed upon with Mr. Frank which amounted to approximately \$1,800.00 an acre for the ground we were acquiring with the adjoining easements. Just about the time we had finished executing the papers with Mr. Frank, Mr. Rasmussen visited Mr. Frank and he and I immediately went into conversation regarding his problem and he stated that he decided not to do anything at that time. In general, he kept that attitude until the early part of 1958, at which time he referred me to Mr. Edward H. Bryant, Jr., Esq. at Media. I had several conversations and a letter or two from Mr. Bryant promising to get me straightened out with Mr. Rasmussen. As time went on this seems to have deteriorated into a stale mate with no action on the property owners part. We had Mr. Heffron make an appraisal of the property in the early part of 1958 and his figures were I thought, a little on the liberal side considering the excitement in the area on real estate. Nevertheless, all the property was worth. The situation still remains no progress.


C. R. Holland
Real Estate Department

CRH:mlt

cc J. A. Dugan

DARBY 001380

January 21, 1958

FROM: C. R. Holland

TO: H. J. McQuiston

SUBJECT: Arnold W. Rasmussen, et ux,
File PE-1614
132 kv rights of way in Polcroft Borough

Approximately two years ago at the time I was negotiating with Mr. Albert E. Frank, et al, who owned property adjoining Mr. Rasmussen's on both sides, Mr. Rasmussen agreed verbally to go along with whatever arrangements were made with the others. Finally an agreement was agreed upon with Mr. Frank which amounted to approximately \$1,800.00 an acre for the ground we were dealing with the adjoining easements. Just about the time we had finished executing the papers with Mr. Frank, Mr. Rasmussen visited Mr. Frank and he and I immediately went into conversation regarding his problem and that he decided not to do anything at that time. In general, he kept that attitude until the early part of 1958, at which time he referred me to Mr. Donald Bryant, Jr., Esq. at Media. I had several conversations and a letter or two from Mr. Bryant promising to get something worked out with Mr. Rasmussen. As time went on this promise deteriorated into a stale mate with no action on the part of the owners here. We had Mr. Heffron make an appraisal of the property in the early part of 1958 and his figures, in my thought, a little on the liberal side considering the conditions in the area on real estate. Nevertheless, all the property was worth. The situation still remains no progress.


C. R. Holland
Real Estate Department

CRH:mll

cc J. A. Dugan

LAW OFFICES

LUTZ, FRONEFIELD, WARNER & BRYANT

11 SOUTH OLIVE STREET
MEDIA
DELAWARE COUNTY, PA.

HOWARD M. LUTZ
EDWARD H. F. FRONEFIELD
WENDELL E. WARNER
EDWARD H. BRYANT, JR.
JOSEPH T. LABRUM, JR.
EDWARD F. CANTLIN
RAYMOND U. MUELLER, JR.

ARTHUR L. REESE (1905-1951)
RAYMOND E. ZICKEL (1924-1951)
AW
LOWELL 6-3100

February 18, 1958

Philadelphia Electric Company
1008 Walnut Street
Philadelphia, Pennsylvania

Re: Borough of Folcroft Right of
Way -- Arnold Rasmussen

Attention: Mr. C. R. Holland

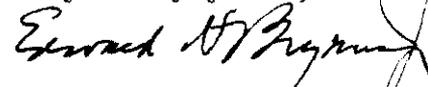
Dear Mr. Holland:

When you saw me about the above matter on February 5, 1958, you indicated that you would furnish me with a Plot Plan of Mr. Rasmussen's property, showing exactly what land will be appropriated by your Company. I would appreciate this Plan at your early convenience so that I can take this matter up with Mr. Rasmussen in detail. Please be sure to show on the Plan the exact measurements and areas which your Company desires and the location of the whole property.

You also indicated to me at our meeting that your Company would employ H. Leonard Paret as your Appraiser. Without prejudice and without agreeing to be bound by Mr. Paret's estimate of damage, I certainly would like to have it before me when I talk with my client.

I cannot do anything further in the matter until I receive the Plan and measurements etc. as above outlined.

Very truly yours,



Edward H. Bryant, Jr.

EHB, Jr/eg
CC To: Mr. Arnold Rasmussen
E-3532

ASSOCIATES

E. G. HEFFRON
 GERTRUDE M. HEFFRON
 J. J. MULCAHY
 FRANCIS V. MULCAHY

**GEO. M.
 HEFFRON**
Realtor
 PHONE 3-5591
 108 EAST FIFTH STREET
 CHESTER, PA.

RECEIVED		
FEB 26 1958		
A. J. McQUISTON		
M.G.E.		H.O.
	J.D.V.	
	D	
P.S.	Col.	FILE

*File
 CRV*

February 15, 1958

PE-1614

Philadelphia Electric Company
 1000 Chestnut Street
 Philadelphia, Perma.

Attn: Mr. Jack Dugan
 In Re: Maple Avenue, Folcroft
 Arnold W. Rasmussen, Et Ux

Gentlemen:

In accordance with your request, I inspected the above captioned property and the 3.3 Acres plotted off on the Plan has in my opinion, a FAIR MARKET VALUE of TWENTY-FIVE HUNDRED (\$2500.00) DOLLARS.

Attached hereto is my Report.

Very truly yours,

Geo. M. Heffron
 GEO. M. HEFFRON

P.S.

Pictures will be mailed under separate cover when they are developed.

February 15, 1958

Maple Ave., Folcroft

PREMISES:

Southeast side of Maple Avenue 538.85' Northeast of Marsh Road, Folcroft Borough, Delaware County, Penna. 18.5 Acres ±.

NEIGHBORHOOD:

Most of the land in the surrounding area is used for farmland. The greater number of farm houses and tenant houses are in fair to poor condition.

SITE:

Maple Avenue is an unimproved narrow road bed. The land grades slightly down from the road to the Big Thoroughfare Creek. An area of approximately 3.3 Acres, fronting on Maple Avenue is tillable and is presently used for farming purposes. None of this area is affected by the taking. The remainder of this tract is swampland or is under water, to-day frozen over.

ZONING:

I have been informed by the Secretary of Folcroft Borough that this area is zoned "C" Agricultural. Although single or twin homes may be erected on this Site, a zoning exception would be required for row homes.

There is an Ordinance in the Folcroft Borough effective since 1951, prohibiting Dumps.

February 15, 1958

Maple Ave., Folcroft

MARKET DATA:

Delmar Village, a large row housing development near by was purchased about 5 or 6 years ago by John McClatchy from Sharpe and Dohme at \$750 per acre. There was about 170 acres in the tract.

Deed: The Philadelphia Brick Company to the School District of Darby Township, 6.9023 acres, Recorded November 27, 1956. Consideration \$13,804.60 or \$2,000 per acre. Better ground than subject property. DB 1805 Page 286 adjoins the following sale with frontage on Calcon Hook Road.

S.W. corner Hook Road and Calcon Hook Rd. The Philadelphia Brick Co. to Jean Crowther 10.7220 acres more or less. Consideration \$20,000 Recorded-August 20, 1957 DB 1860 Page 530.

Deed: Ida Weaver, et al to Earl Fetterolf, et ux, dated 3-15-49 Recorded 3-16-49 DB 1467 Page 290, Small dwelling and lot Marsh Road 280.27 + 189.98' NW of North side of Columbia Avenue thence NW 327.96 x NE 430.85 x SE 318.72 x SW 274.81 + 136.82 containing 3.23 acres ±. Consideration \$8,000

On September 9, 1951 - Charles Klass purchased 3.0053 Acres DB 1593 Page 124 with two story frame house \$5800

There are very few Comparable Sales due to the fact subject land is marsh land.

February 15, 1958

Maple Ave., Folcroft

PROBLEM:

Value of 143,750 sq.ft. or 3.3 acres, plus damage to remainder of a 18.5 acre tract of vacant ground.

"Before Value" of 4.4 acres with 574.75' Road frontage of useable land @ \$1200 per acre	\$5280	
14.1 acres of swamp land @ \$500	<u>7050</u>	
	\$12,330	say \$12,500

" After Value"	<u>10,000</u>
----------------	---------------

Value of 3.3 acres plus severance	\$ 2,500
-----------------------------------	----------

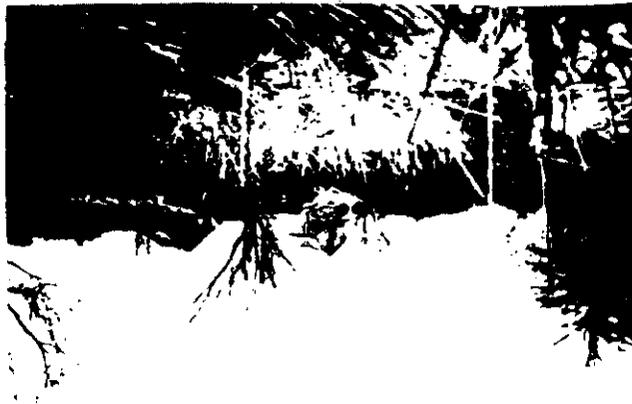
Break Down

3.3 Acres @ \$500	\$1650
Loss in value to 14.1 Acres	<u>850</u>
	\$2500

CERTIFICATION:

I certify that I have no personal interest, present or prospective, in the above described property; my employment in the capacity of an Appraiser is in no way contingent upon the amount of my valuation; that I have come to my opinion upon an inspection of the property, a study of the data obtained and in my knowledge of Real Estate Values.

George M. Haffner
APPRAISER



Maple Avenue, Folcroft
Arnold W. Rasmussen, Et Ux
Geo. M. Heffron

Feb. 15, 1958

01389



Maple Avenue, Folcroft

Arnold W. Rasmussen, Et Ux

Geo. M. Heffron

Feb. 15, 1958



Maple Avenue, Folcroft

Arnold Rasmussen, E+ Ux

Geo. M. Heffron

Feb. 15, 1958



Maple Avenue, Folcroft

Arnold W. Rasmussen, Et Ux

Geo. M. Heffron

Feb. 15, 1958



Maple Avenue, Folcroft

Arnold W. Rasmussen, Et Ux

Geo. M. Heffron

Feb. 15, 1958



Maple Avenue, Folcroft

Arnold W. Rasmussen, Et Ux

Geo. M. Heffron

Feb. 15, 1958



Maple Avenue, Folcroft

Arnold W. Rasmussen, Et Ux

Geo. M. Heffron

Feb. 15, 1958

ASSOCIATES
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 GERTRUDE M. HEFFRON
 J. J. MULCAHY
 FRANCIS V. MULCAHY

**GEO. M.
 HEFFRON**
Realtor
 PHONE 3-5591
 108 EAST FIFTH STREET
 CHESTER, PA.

FEB 28 1958		
H. J. McQUISTON		
M.G.E.		H.O.
	J.D.	
R.S.	McL.	FILE

February 15, 1958

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	\$12,330	say \$12,500
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Value of 3.3 acres plus severance		\$ 2,500

Break Down		
3.3 Acres @ \$500	a	\$1650
Loss in value to 14.1 Acres		<u>850</u>
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CERTIFICATION:

I certify that I have no personal interest,
present or prospective, in the above described property;
my employment in the capacity of an Appraiser is in no
way contingent upon the amount of my valuation; that I
have come to my opinion upon an inspection of the pro-
perty, a study of the data obtained and in my knowledge
of Real Estate Values.

Geo. M. Steffon
APPRAISER

1958

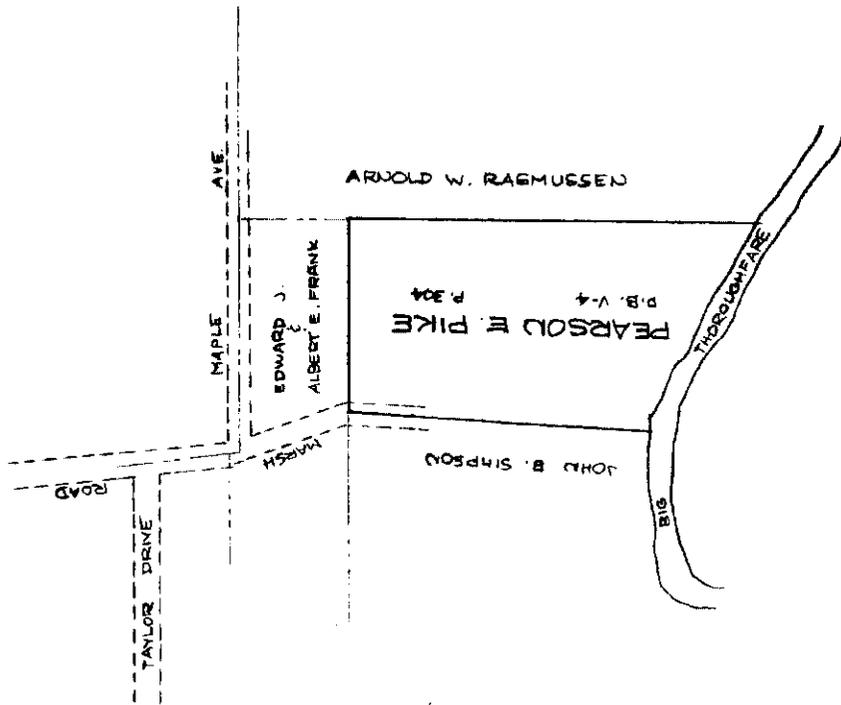
REAL 1 PE-1616

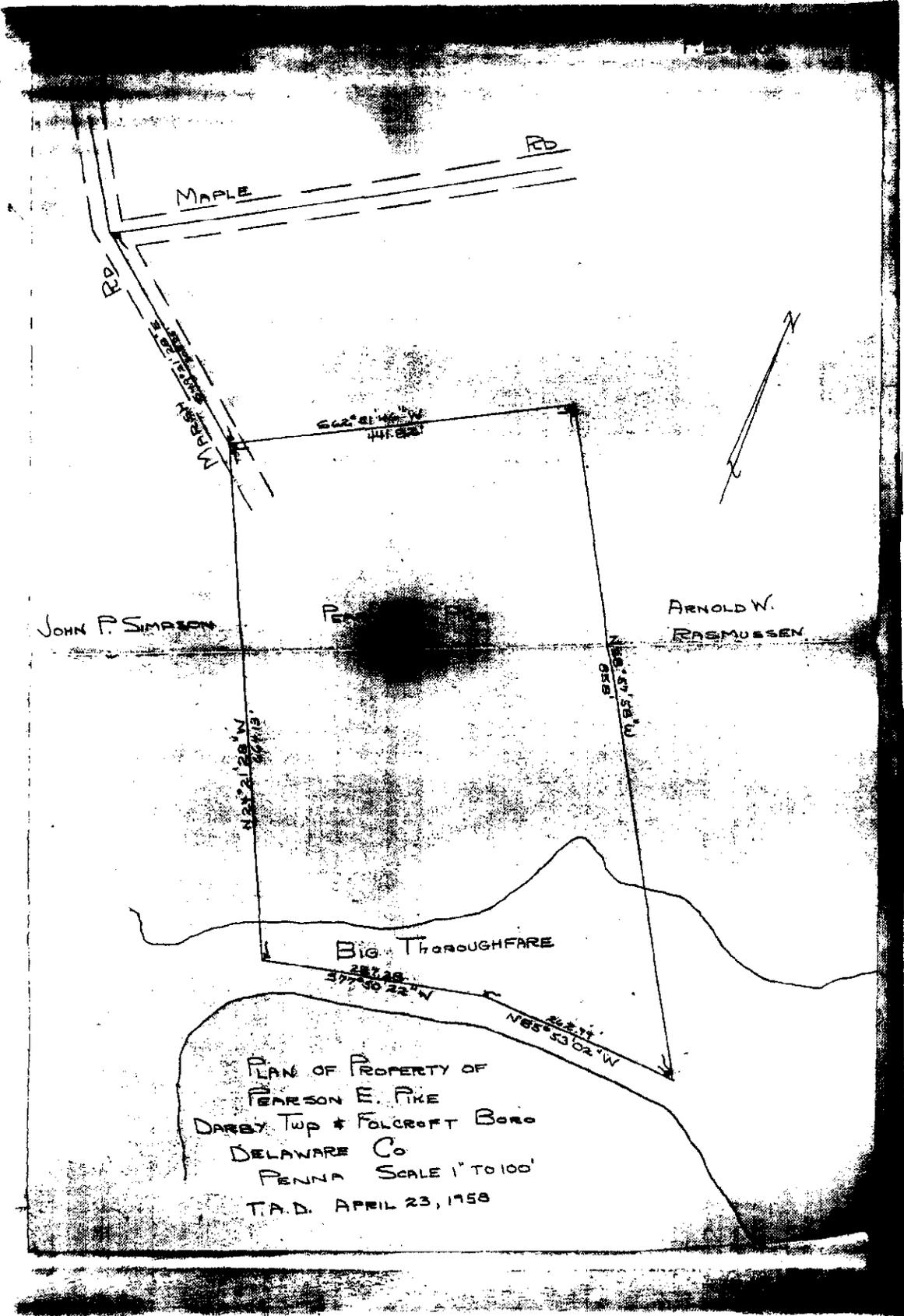
Pearson E. Pike, etal

117

FILMED

PROPERTY OF
PEARSON E. PIKE
FOLCROFT BORO
DELAWARE CO.
PENNA.
SCALE 1" = 400'





REPORT OF SETTLEMENT

PURCHASE BY PHILADELPHIA ELECTRIC COMPANY FROM PEARSON E. PIKE, ET AL.
PREMISES: NORTHEAST SIDE OF MARSH ROAD, FOLCROFT BOROUGH, DELAWARE CO., PA.
FILE: PE-1616

Settlement in the above matter was made Tuesday, April 1, 1958 at 3:00 P.M. in the Media office of Commonwealth Land Title Insurance Company. Those present were Mr. Robert Schroedel, Settlement Clerk, and the undersigned. The deed had been executed and delivered to the Title Company prior to settlement.

Attached are the following:

1. Filled in skeleton copy of deed.
2. Marked up Title Report.
3. Sheet showing disbursement of consideration.
4. Check for \$4.50 - brokers commission.
5. Bill for \$27.50 - additional examination fee.

According to the tax collector for the years 1954 to 1957, Mr. Robert Meyers, this property was not on the books as taxable property therefore no tax adjustment was made.

H. M. Schenk
H. M. Schenk
Right of Way Section
April 21, 1958

HMS:mlt
Attachments

2/16/58

$\frac{5}{9}$ 8992
~~8.097~~
22
89
81
87
81
60
57
40

8.097
5
40.485

4.
9140.485

*4/1/58
SE
R.S.*

App. No. B897-399M

- R. Schmedel

Premises Marsh Rd. Folesoft Boro Del. Co. Pa.

Sheet 1/2

Date 4-1-58

Proceeds

803 33

Baptist Orphanage

proceeds of sale

✓ 490 00

Pearson E. Pike

proceeds of Sale

✓ 156 67

Lillian P. Appleton

proceeds of Sale

✓ 156 66

Approved

P.E.P. - Pearson E. Pike

L.P.A. - Lillian P. Appleton

B.O. - Romanus Herzog, Jr.

COMMONWEALTH LAND

INSURANCE COMPANY

PHILADELPHIA

COMMONWEALTH LAND TITLE INSURANCE COMPANY

No. B 877-377 M Date 4-1-58
 Seller Pearson E. Pike et al Office Medin
 Purchaser Philadelphia Electric Company Clerk Robert Schneider
 Premises Marsh Rd. Folsom + Bens. Del Co. Pa Applicant H. J. McQuiston

Consideration	<u>Clean</u>	<u>8 33</u>	<u>33</u>	
Taxes for Current Year				
Water and Sewer Rents				
Rent				
Acknowledgement of Deed				<u>8 33</u> <u>33</u>
Paid on Account		<u>30 00</u>		
Taxes for Current Year	<u>1958 No Adj. - assigned</u>			
Water and Sewer Rents				
Rent				
Balance Due Seller				<u>8 03</u> <u>33</u>

SETTLEMENT WITH SELLER		SETTLEMENT WITH PURCHASER	
Redemption of Mortgage		Balance Due Seller	<u>8 03</u> <u>33</u>
		Title Company Charges	<u>50 00</u>
		Additional Exam	<u>27 50</u>
		<u>450</u>	
		Recording and Service } Deed <input checked="" type="checkbox"/> Mgs.	<u>8 00</u>
		Notary Fees	<u>2 50</u>
		Transfer Tax Pa State	<u>8 33</u>
		" " Buta	<u>8 33</u>
		Federal Revenue Stamps	<u>1 10</u>
Taxes			
Water and Sewer Rents			
Federal Revenue Stamps			
Transfer Tax			
Notary Fees			
Hold for			

TOTAL DISBURSEMENTS			
Balance Due Seller	<u>8 03</u>	<u>33</u>	
Deposited by			Fund Necessary to Complete Settlement
			<u>9 09</u> <u>09</u>
Less: Total Disbursements			Check for Over Deposit
Net Proceeds of Sale			
<u>See Sheet #2</u>			Deposited by Purchaser
			<u>8 81</u> <u>59</u>
			T. B. Billed
			<u>27 50</u>

The above settlement is hereby approved, in consideration of which Commonwealth Land Title Insurance Company is directed and authorized to make distribution and payments for accordance herewith. Any funds held for disposition of any share of the proceeds of the property will be held until the payment of interest and any income arising there to be paid to the property of Commonwealth Land Title Insurance Company.

Seller _____ Purchaser Philo Elbert L.
Thos. J. McQuiston

No. B 877377 N

NOTICE OF ADDITIONAL CHARGE

THE BASE TITLE CHARGE FOR THIS
INSURANCE WILL BE INCREASED BY
THE SUM OF \$ 27.50

COMMONWEALTH LAND TITLE INSURANCE COMPANY
420-00-100

[PE-1006]

Commonwealth Land Title Insurance Company

No. B-877-377-M

PHILADELPHIA, December 9, 1957

The premises endorsed hereon are subject to the following items, which will be excepted in the policy unless removed:

MORTGAGES	None.
TAXES REMOVED PB	Receipts for all taxes for years 1952 to 1956 Incl. must be produced. Taxes due for current year 1957.
EXCEPT WATER RENTS REMOVED P	1958 Taxes Possible unpaid bills; no liability is assumed.
SEWER RENTS REMOVED	Receipts for sewer rents for years 1952 to 1956 Incl. must be produced. Sewer rents due for current year 1957.
MECHANICS AND MUNICIPAL CLAIMS REMOVED P	Liability for any unfiled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done. None.
JUDGMENTS	None.
OBJECTIONS EXCEPT	A Title to that portion of premises in bed of Marsh Road is subject to public and private rights therein.
REMOVED B	B Survey to be produced and description verified.
EXCEPT C	C Stream of water flows along the premises; subject to the riparian rights of owners of ground abutting said stream.
EXCEPT D	D Subject to Right of Way granted to National Transit Co. dated 4/25/1896 and recorded in Deed Book Z-9 page 162. (attached)
EXCEPT E	E Subject to Right of Way granted to National Transit Co. dated 11/29/1898 and recorded in Deed Book C-10 page 461 (attached)
EXCEPT F	F Subject to Pipe Line Agreement between Isaac S. Pike and John S. Barbour dated 10/5/1882 recorded in Deed Book M-5 page 181 (attached)
<i>Removed W.C. Jordan</i>	Articles of Incorporation of Baptist Orphanage of Philadelphia to be produced as required by the Non-Profit Corp. Law of 5/5/1933 P.L. 289 and recorded in the Office for the Recording of Deeds.
<i>Removed W.C. Jordan</i>	G Liability to the Commonwealth of Pennsylvania for any unexpended balance of State appropriations under the provisions of the Act of 6/9/1911 P.L. 736.
(continued over)	
EXCEPT P	Possible additional assessment for school taxes under Act of Jan. 14, 1952, P.L. 1944, relating to 3rd and 4th Class School Districts, or township taxes under Act of July 1, 1935, P.L. 219, relating to 1st Class Townships. Terms and conditions of any unrecorded lease.
REMOVED Q	Any variation in location or dimensions and any other objections and encumbrances which a survey for conveyance purposes would disclose or which are visible on the ground.
EXCEPT R	Subject to the payment of state and local real estate transfer taxes.
REMOVED S	Proof that all parties in this transaction are of full age and legally competent. Proof that this transaction is not within the Bankruptcy or Insolvency Acts.
NOTICE	The following items are not objections to title, but are furnished for information only.
PRODUCE TAX WATER AND SEWER RENT BILLS OR RECEIPTS FOR CURRENT YEAR	Information relating to street improvements, except where the improvement is completed, for which a Lien can be filed, not being within the scope of title insurance, is not certified.

When the transaction is settled and the papers recorded (which recording should be done by the Company), a Policy of Insurance of this Company will be issued for \$ 3333 in conformity with application and this marked Report.

125-00-50

William C. Neil
ASST. VICE PRESIDENT

E. Schroedel

EXCEPT
B-877-377-M

V. Subject to the outstanding interests of William S. Pike, Priscilla K. Pike Perry C. Pike and Isaac S. Pike Jr. parties in interest who do not join in the deed to Philadelphia Electric Co.

-2-

ORIGINALS sent to

REMOVED
A
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I. ^{what} Proof that John L. Pearson Grantee in deed from Peter Longacre et ux et al dated 9/26/1829 recorded in Deed Book R page 566 and Grantee in deed from John Noblitt et ux dated July 31, 1813 recorded in Deed Book R page 506 was the Testator who died April 17, 1842 leaving Will dated September 20th, 1841 and duly proved and registered at Media, in Will Book D page 8.

J. ^{what} Proof of death of Perry C. Pike Life Tenant under the Will of John L. Pearson, deceased. ^{deceased this life 7/27/1895}

K. Proof of all the lawful child or children of the said Perry C. Pike, deceased and proof that they lived to attain the age of 21 years and were so qualified as remaindermen under the Will of the said John L. Pearson, deceased.

L. ^{what} Proof of death of Hannah Pearson, sister of John L. Pearson deceased and annuitant under his Will. ^{deceased this life}

M. ^{what} Proof that Lizzie May Pike Granddaughter of Perry C. Pike, deceased and one of the remaindermen under the Will of John L. Pearson deceased was the Testatrix who died August 2nd, 1895 leaving Will dated July 25th, 1895 duly proved and registered at Media in Will Book M page 270.

N. ^{what} Proof that Isaac S. Pike one of the children of Perry C. Pike deceased and remainderman under the Will of John L. Pearson deceased was the Testator who died January 23rd, 1916 leaving will dated November 20th, 1916 duly proved and registered at Media in Will Book 27 page 385.

O. ^{what} Proof of death of Annie C. Pike widow of the said Isaac S. Pike and Life Tenant under his Will. ^{deceased this life}

P. ^{what} Proof that Priscilla K. Levis (nee Pike) one of the children of Perry C. Pike deceased and remainderman under the Will of John L. Pearson deceased was the Testatrix who died April 16th, 1931, leaving Will dated January 6th, 1922 duly proved and registered at Media in Will Book 54 page 71.

EXCEPT
P Q

Legacies under the Will of Priscilla K. Levis, deceased.

R. ^{what} Proof of death of Elizabeth C. Ashenfelter (nee Pike) widow of and Life Tenant under the Will of Pearson Pike, deceased. ^{deceased this life}

S. Married name of Priscilla K. Pike, one of the present Grantors, to be furnished and further searches made.

T. ^{what} Proof that Pearson E. Pike, William S. Pike, Priscilla K. Pike, Perry C. Pike, Isaac S. Pike and Lillian P. Appleton, present Grantors are the devisees under the Wills of Isaac S. Pike and Priscilla K. Levis, deceased.

U. ^{what} Proof of death of Reese T. Levis, husband of and Life Tenant under the Will of Priscilla K. Levis, deceased. ^{deceased this life}

INSTRUMENTS TO BE PRODUCED AND RECORDED

Deed: Pearson E. Pike ^{my husband} and ^{his wife} his wife; William S. Pike and ^{his wife} his wife; Priscilla K. Pike and ^{her husband} her husband; Perry C. Pike and ^{his wife} his wife; Isaac S. Pike Jr and ^{his wife} his wife; Lillian P. Appleton, ^{her husband} her husband and The Baptist Orphanage of Angora to Philadelphia Electric Company (Pa Corp) dated 3/25/58 and recorded

RECITAL

SEE PAGE 3 for Recital

BEING as to premises "A" the same premises which John Mohlitt et ux by Indenture bearing date the 31st day of July AD 1813 recorded in Deed Book "R" page 506 at Media granted and conveyed unto John L. Pearson in fee.
AND BEING as to Premises "B" the same premises which Peter Longacre et ux et al by Indenture bearing date the 26th day of September AD 1829 and recorded in Deed Book "R" page 566 at Media granted and conveyed unto the said John L. Pearson in fee.

AND the said John L. Pearson being so thereof seized departed this life on or about the 17th day of April AD 1862 leaving a will dated the 20th day of Sept. AD 1841 duly proved and registered at Media in Will Book "D" page 8 wherein he devised the said premises unto Perry C. Pike for life and after his death to his lawful child or children and to their heirs and assigns subject to the payment of an annuity of \$50.00 a year payable to his sister Hannah during her life, provided such child or children live to the age of 21 years.

AND the said Hannah Pearson his since departed this life.

AND the said Perry C. Pike departed this life on or about the 7th day of November AD 1895 leaving to survive him a son Isaac S. Pike, a daughter Priscilla K Pike (later Lewis) and a granddaughter Lissie May Pike who was the daughter of his deceased son Pearson Pike.

AND the said Pearson Pike (son of the said Perry C. Pike) predeceased his father and departed this life on or about the 27th day of July AD 1874 leaving a will dated the 6th day of July AD 1874 duly proved and registered at Media in Will Book "F" page 344 in which the said testator failed to provide for the disposition of his real estate upon his daughter reaching the age of 21 years therefore dying intestate as to the above described premises.

AND the Orphans Court of Delaware County as of No. 4385 by decree dated the 26th day of December AD 1893 the Estate of Pearson Pike deceased was awarded to his daughter & Lissie May Pike.

AND the said Lissie May Pike, being so seized of a one third interest in fee departed this life on or about the 2nd day of August 1895 leaving a will dated the 25th day of July AD 1895 duly proved and registered at Media in Will Book "K" page 270 wherein and whereby she gave the principal of the estate she inherited through her father Pearson Pike from the said John L. Pearson to John B Hinkson in trust to pay the income to her mother Elizabeth C Ashenfelter for life and on her death to pay the principal to the Baptist Orphanage at Angora, Pa.

AND the said Lissie May Pike, having died within the space of 30 days after making her said will the bequest to the Baptist Orphanage of Angora, Pa., was void under the Acts of Assembly of the Commonwealth of Pennsylvania. AND the said Lissie May Pike departed this life unmarried and without issue and her Estate vested in her mother Elizabeth C. Ashenfelter.

AND the said Elizabeth C. Ashenfelter and Frank P. Ashenfelter her husband desiring that the provisions of the will of her daughter Lissie May Pike be carried out granted and conveyed all her interest in the Estate of Lissie May Pike deceased unto the said John B. Hinkson Trustee and upon her deceased to grant and convey, transfer and hand over to the Baptist Orphanage (now located in the City of Philadelphia, Pa.) and its successors.

AND THE SAID Elizabeth C. Ashenfelter departed this life on or about the 22nd day of July AD 1911, whereby the said one third interest of Lissie May Pike vested in the Baptist Orphanage, a Penna. corporation, one of the present grantors.

AND the said Isaac S. Pike being seized of a one third interest departed this life on or about the 23rd day of January AD 1916 dated the 20th day of November AD 1915 wherein and whereby he devised a one third interest in his real estate to his widow Annie C. Pike for life with remainder over to his children Pearson E., William S., Priscilla K., Perry C., Lillian M., Isaac S. share and share alike

AND he further devised the remaining two-thirds interest in his Estate unto his said children share and share alike.

AND the said Priscilla K. Lewis being so seized of a one-third interest in the above described premises departed this life on or about 4/16/1931 leaving Will dated 1/6/1922 duly proved and registered at Media in Will Book 94 page 71 wherein and whereby she devised the residue of her Estate to her nieces and nephews Dr. Perry C. Pike, Pearson E. Pike, William S. Pike, Dr. Isaac B. Pike, Priscilla K. Pike and Lillian M. Appleton, share and share alike.

DELAWARE COUNTY

RIGHT OF WAY: Isaac S Pike and Annie Pike
to
The National Transit Company, its successors and assigns,
Dated 11/29/1898 Recorded 1/11/1899 Deed Book C-10 page 461

GRANTING the right of way to lay, maintain and operate pipe lines for the transportation of oil, and erect, maintain and operate a telegraph line, if the same shall be found necessary, over and through our lands in Darby Township, County of Delaware, Pennsylvania, bounded and described as follows:
BEING 6 acres, 8 acres and 3 acres respectively bounded Westerly by Hook Road, Easterly by Boon lands and the 8 acres is bounded Easterly and Westerly by lands of Mrs. Lizzie F. Boon and Wm. H. Harrison with ingress and egress to and from the same. The said Isaac S. and Annie Pike to fully use and enjoy the said premises except for the purpose hereinbefore granted to said party of the second part, which hereby agree to pay any damages which may arise to crops or fences from the laying, erecting, maintaining or operating of said pipe and telegraph lines, said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by said Isaac S. and Annie Pike, their heirs or assigns; one by party of second part, its successors or assigns, and the third by the two so appointed as aforesaid and the award of such three persons or any two of them shall be final and conclusive.

DELAWARE COUNTY

RIGHT OF WAY: Isaac S. Pike for Pearson Pike
To
John B. Barbour
Dated 10/5/1882 Recorded 12/7/1882 Deed Book M-5 page 181

GRANTING the right of way to lay pipes for the transportation of Petroleum; construct and maintain a telegraph line and operate the same, on, over and through his lands in Darby Township, Smith's Island, County of Delaware, State of Pennsylvania, bounded on the North by Little Thoroughfare Creek, on the East by lands of Isaac T. Jones, on the South by Darby Creek and on the West by Darby Creek, together with all the rights and privileges incident and necessary to the enjoyment of this grant and the removal of said pipes and telegraph line.

In further consideration of said grant and demise, the party of the second part hereby agrees to bury the said pipes a sufficient depth so as to not interfere with the cultivation of the soil, and to pay any and all damages which may arise from the laying, maintaining or operating of said pipe lines, said damages if not mutually agreed upon to be ascertained and determined by three disinterested persons on oath, one thereof to be appointed by the party of the first part, his heirs or assigns, one by the party of the second part, his heirs or assigns, and the third by the two so appointed as aforesaid, and the award of such three persons shall be final and conclusive.

RIGHT OF WAY: Anna C. Pike and Isaac S. Pike
To
National Transit Company
Dated 4/25/1896 Recorded 3/18/1897 Deed Book Z-9 page 162

GRANTING the right of way to construct, maintain and operate a telegraph line over and through my lands in Darby Township, County of Delaware, State of Pennsylvania, bounded and described as follows:

BEING 3 acres more or less bounded West by lands of David Lewis, East by lands of Boon and others, North by a lane, South by water with ingress and egress to and from the same.

The said Anna Pike to fully use and enjoy the said premises except for the purpose hereinbefore granted to the said National Transit Company, which hereby agrees to pay any damages which may arise to crops, or fences from the laying, maintaining or operating of said lines, said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the said Anna Pike, her heirs and assigns; one by the said National Transit Company, its successors or assigns, and the third by the two so appointed as aforesaid, and the award of such three persons or any two of them, shall be final and conclusive. The said telegraph line to be erected along and near to the shore line (at high tide) of said land.

BLOCK

LOT

APPL. NO.

B-877-377-M

PREMITSES:

ALL THAT CERTAIN tract or parcel of ground SITUATE in the Borough of Palaroff, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania dated November 11, 1957 and revised December 6, 1957, as follows:

BEGINNING at a point in the title line in the bed of Marsh Road (33 feet wide) at the distance of 305.25 feet measured South 49 degrees 21 minutes 28 seconds East along the foresaid title line from the intersection with the title line in the bed of Maple Road, produced Southwesterly, said point also being in line of ground of the Philadelphia Electric Company, formerly of Albert E. Frank, et ux, at a corner common to ground herein described and ground now or late of John P. Simpson and extending thence from said point of beginning through the bed of Marsh Road and along ground of Philadelphia Electric Company, formerly of Albert E. Frank, et ux, North 62 degrees 51 minutes 46 seconds East 441.82 feet to a point in line of ground now or late of Arnold W. Rasmussen a corner common to ground herein described and last mentioned ground; thence along said degrees 27 minutes 56 seconds East 16.50 feet to a point and (2) South 28 degrees 57 minutes 58 seconds East 858 feet to a point in line of ground now or late of the Commissioners of Delaware County; thence along the last mentioned ground the two following courses and distances: (1) North 85 degrees 53 minutes 02 seconds West 262.99 feet to a point and (2) South 77 degrees 50 minutes 22 seconds West 287.28 feet to a point, a corner common to ground herein described and ground now or late of the Commissioners of Delaware County; ground of the Estate of Lazare F. Boon and ground now or late of John P. Simpson and those along ground now or late of John P. Simpson and partly within the bed of said Marsh Road North 24 degrees 21 minutes 28 seconds West 664.13 feet to the first mentioned point and place of beginning.

Palaroff Boro
Del. Co., Pa.

Title Report

B-877-377-M

Commonwealth Land Title Insurance Company

Main Office:
1510 WALNUT STREET
PHILADELPHIA 2, PENNA.

Send a copy of this Report to the Grantor
or Mortgagor so that all objections may be
removed or explained before settlement.

192-00-87

DARBY 001419

Commonwealth Land Title Insurance Company,

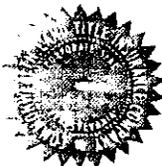
a Pennsylvania corporation, herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance, does hereby insure the person or corporation named in Schedule A annexed as the Insured, and herein called the Insured, and all persons claiming the estate and property hereinafter mentioned under Insured by descent, by will, or under the intestate laws, and all other persons to whom this Policy may be transferred with the assent of this Company endorsed hereon, that the title of the Insured to the estate, mortgage, or interest described in said Schedule A is good and marketable and clear of all liens and encumbrances, charging the same at the date of this Policy, saving such estates, defects, objections, liens and encumbrances recited in the instruments referred to in said Schedule A, or as may be set forth in Schedule B annexed, or as may be excepted by the conditions of this Policy hereto annexed and hereby incorporated into this contract.

Liability hereunder shall not exceed the amount first set forth in said Schedule A, and no loss shall be payable hereunder except upon compliance by the Insured with the said conditions and not otherwise.

In Witness Whereof Commonwealth Land Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, on the date first set forth in said Schedule A.

Attest:

John D. Connor
Secretary



John W. Waltz
President
Charles Dick
Authorized Signature

SCHEDULE A

AMOUNT \$ 833.33

DATE April 3, 1958

POLICY NO. B 877377

ASSURED: PHILADELPHIA ELECTRIC COMPANY

1. The Estate or Interest of the Insured covered by this Policy: Owner in fee.

2. The Deed or other means by which title is vested in the Insured:

Deed: Pearson E. Pike and others to Insured, dated March 25, 1958, recorded April 3, 1958 at Media, Pennsylvania.

3. The land referred to in this Policy is described as set forth in the said instrument above mentioned and is identified as follows:

BEGINNING at a point in the title line in the bed of Marsh Road at the distance of 305.25 feet measured South 49 degs. 21 mins. 28 secs. East along the aforesaid title line from its intersection with the title line in the bed of Maple Road, Borough of Folcroft, County of Delaware, Pennsylvania.

SCHEDULE B

(Unless otherwise specifically excepted herein, this Policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950, and prior to the recording of the security instrument described under Schedule A-2 hereof.)

Showing estates, defects or objections to title and liens or encumbrances thereon which do or may now exist and against which the Company does not agree to insure, and also showing special risks insured against when so stated.

1. Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose, or which are visible on the ground.
2. Taxes for 1958.
3. Title to that portion of premises in bed of Marsh Road is subject to public and private rights therein.
4. Stream of water flows along the premises; subject to the riparian rights of owners of ground abutting said stream.
5. Subject to Right of Way granted to National Transit Co. dated April 25, 1896, and recorded in Deed Bk. Z-9 page 162.
6. Subject to Right of Way granted to National Transit Co. dated November 29, 1898 and recorded in Deed Bk. C-10 page 461.
7. Subject to Pipe Line Agreement between Isaac S. Pike and John B. Barbour, dated October 5, 1882 recorded in Deed Bk. M-5 page 181.
8. Possible additional assessment for school taxes under Act of January 14, 1952, P.L. 1944, relating to 3rd and 4th Class School Districts, or Township Taxes under Act of July 1, 1955, P.L. 219, relating to 1st Class Townships.
9. Subject to the outstanding interest of William S. Pike, Priscilla K. Pike, Perry C. Pike and Isaac S. Pike, Jr. in interest who do not join in the deed to Philadelphia Electric Company.
10. Legacies under the Will of Priscilla K. Levis, deceased.

A policy of title insurance necessarily relates solely to the title prior to its date, and is not extended by the approval of any transfer thereof. Assignees of the Insured can protect themselves against intermediate claims and losses only by obtaining a new policy.

Transfers of this policy may be approved on behalf of Commonwealth Land Title Insurance Company at the Main Office, 1510 Walnut Street, Philadelphia 2, Pa.

THIS POLICY IS TRANSFERRED AS FOLLOWS

DATE	ASSIGNOR	ASSIGNEE	APPROVED

CONDITIONS OF THIS POLICY

1. Commonwealth Land Title Insurance Company will, at its own cost, defend the Insured in all actions of ejectment or other proceedings founded upon a claim of title, lien or encumbrance prior in date to this Policy, and not excepted therein. In case any person having an interest in this Policy shall receive notice or have knowledge of any such action or proceeding, it shall be the duty of such person at once to notify the Company hereof in writing, and secure it the right to defend the action. Unless the Company shall be so notified within fifteen days, the insurance shall be void as to such person.

2. Any untrue statement or suppression of any material fact, made by or with the knowledge of the Insured prior to the issuance of the Policy, shall void the Policy; but an assignee for value to whom the Policy has been transferred with the assent of the Company endorsed thereon, shall not be affected by any untrue statements or answers, or suppression or breach of warranty contained in the application, of which such assignee was ignorant at the time the assent to the transfer was endorsed by the Company.

3. Estates, defects, objections, liens and encumbrances created or suffered by the Insured, or for which the Insured was liable or responsible at the date of this Policy, or which were known to the Insured and not disclosed to the Company prior to the issuance of this Policy, are excepted from this insurance.

4. Where the liability of the Company is solely to the holder of a Policy as collateral security, such liability shall in no case exceed the amount of the pecuniary interest of such holder in the property described; nor shall such liability in any case exceed the actual value of the estate or interest insured; but if the holder hereof as aforesaid shall purchase such estate or interest at a public sale thereof, under foreclosure or other proceedings lawfully and duly conducted, the Company will approve a transfer of this Policy to such purchaser, subject to the conditions and limitations contained herein, with the same liability as if the said purchaser were still holding said property as collateral security as aforesaid. Where the Insured thereafter conveys the interest so purchased, and takes back in the name of such Insured a purchase money mortgage secured thereon, the Company will approve a further transfer of this Policy to the Insured as such mortgagee subject to the same conditions as aforesaid.

5. The Policy, when issued to an owner of real estate (other than a ground rent) shall not be transferable excepting as collateral security to holders of mortgages secured upon, or ground rents issuing out of, said real estate, or to the holders of other liens thereon.

The Policy may, however, be freely transferred:

(a) To the assignee of a ground rent, mortgage or other encumbrance, the title to which is insured by the Policy.

(b) To any trustee or assignee of the estate or interest of the Insured, if the Policy was issued solely to cover some special risk.

6. In case of transfers of the Policy, estates, defects, objections, liens, and encumbrances arising after the date of the Policy, or created or suffered by the Insured, are not to be deemed covered by the contract.

No such transfer will be valid until it shall have been approved on behalf of the Company; and such approval may be refused if not applied for within thirty days after the conveyance or assignment of the interest insured. The Company will be entitled to a fee of five dollars for each transfer approved.

7. All liability under this Policy shall cease by the transfer of the title or interest insured, except where the Policy is transferable under conditions

4 and 5 and its transfer has been approved as provided in condition 6; provided, however, that, subject to compliance by the Insured with the other provisions of this Policy, if the Insured conveys the estate or interest insured, or the interest acquired by the Insured under foreclosure of an insured mortgage, or any part thereof, by deed or other instrument containing a covenant or warranty of title, express or implied, the Company will indemnify the Insured against actual loss suffered and actually paid by the Insured by reason of a claim made against the Insured under such covenant or warranty of title, for any estates, defects, objections, liens or encumbrances existing at the date of this Policy, and not excepted herein, (other than those created or suffered by the Insured), such claim having been first judicially determined to be due by a court of last resort, or such judicial determination thereof having been waived in writing by the Company as a condition of its liability; the suit on such claim being subject to all the provisions of Condition No. 1 of this Policy. Such indemnity shall be personal to the Insured and shall not extend to the Insured's transferee or any other person, firm or corporation, either directly or indirectly, and may not be enforced by such transferee or other person, firm or corporation, by execution, attachment, subrogation or otherwise.

8. All payments under this Policy, or any owner's policy issued to the Insured's vendee or vendee covering any part of the property described herein, shall reduce the amount of insurance pro tanto, and no payment can be demanded without producing the Policy for endorsement of such payment. If the Policy be lost or destroyed, indemnity satisfactory to the Company must be furnished. It is expressly understood and agreed that any loss payable under this Policy may be applied by the Company to the payment of any mortgage or deed of trust, the title under which is insured by the Company, or which may be held by the Company, and the amount so paid shall also be deemed a payment to the Insured under this Policy. The aggregate liability of the Company under this Policy and any policy issued to the holder of any such mortgage or deed of trust shall not exceed the amount of this Policy.

9. Whenever the Company shall have settled a claim under this Policy, it shall be entitled to all the rights and remedies which the Insured would have had against any other person or property had the Policy not been issued. The Insured undertakes to transfer to the Company such rights, or to permit it to use the name of the Insured, for the recovery thereof. If the payments do not cover the loss of the Insured, the Company shall be interested in such rights with the Insured, in the proportion of the amount paid to the amount of the loss not thereby covered. The Insured warrants that such right of subrogation shall vest in the Company unaffected by any act of the Insured.

10. If claim be made because of unmarketability, or defect of title, or of liens or encumbrances not excepted in this Policy, the Company shall have the right to take the estate or interest insured at its then market value, irrespective of the alleged estate, defect, objection, lien or encumbrance, and shall be entitled to a conveyance thereof, with proper allowance for all estates, defects, objections, liens or encumbrances not insured against by this Policy. No action shall be brought against the Company for any claim under this Policy until thirty days after notice, in writing, of such claim. In the event of a disagreement as to the value, the same shall be fixed by a majority of three appraisers, one chosen by the Company, one by the Insured, and the third by the two thus chosen, the valuation thus fixed shall be final and conclusive.

Standard Policy - 20-00-724

COMMONWEALTH LAND
Title Insurance Company

1510 WALNUT STREET
PHILADELPHIA 2, PA.

This Insurance Since 1876



Issued by

No. B 87737

Title Insurance
Policy

Valuable Document

D.

C.G.

November 8, 1957

SUBJECT: File PE-1616

Mr. Pearson E. Pike
Mr. and Mrs. Harry H. Appleton
Romain C. Hassrick, Esq.

Dear Sirs and Madams:

Under terms of an Agreement dated May 17, 1957, Pearson E. Pike, Harry H. Appleton and wife, and the Baptist Orphanage gave this company an option for a period of one hundred eighty days (180) from the date thereof or on or before November 13, 1957, to purchase all your right title and interest of, in and to a parcel of ground situate on the east side of Marsh Road and the north side of Big Thoroughfare Creek in the Borough of Folcroft, County of Delaware, Pennsylvania, and more particularly described therein.

In accordance with the terms of said option, you, as the owners or agent for the owners, are hereby notified that we hereby exercise said option and shall arrange to complete settlement within sixty (60) days from the date of this letter.

Nov 20
Dec 31
Jan 2

W
24
28

Very truly yours,


H. J. McQuiston
Real Estate Agent

HCO:ede

SENT REGISTERED MAIL
RETURN RECEIPT REQUESTED

Mr. Pearson E. Pike
State Road, Media, Pa.

Mr. and Mrs. Harry H. Appleton
23 East 5th Street, Media, Pa.

Romain C. Hassrick, Esq.
1730 Land Title Bldg.
Philadelphia 10, Pa.

Ret 6-0700



Lowd

PF-1616

WHEREAS, the undersigned are the owners of premises situate in the Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania, comprising approximately 6 acres of ground, described in Deed dated the 31st day of July in the year 1813, and recorded in the Office of the Recorder of Deeds of said County and Commonwealth, in Deed Book No. R, at page 506 &c., and in Deed dated the 26th day of September, 1829 and recorded in Deed Book R, page 566.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of \$10.00 paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as "Sellers") hereby give unto PHILADELPHIA ELECTRIC COMPANY (hereinafter referred to as "Buyer"), the option, to be exercised as hereinafter provided at any time within 180 days after the date hereof, of purchasing for the price or sum of \$1500.00.

May 14
June 30
July 31
Aug 31
Sept. 30
Oct 31
Nov 13
180

All That Certain lot or parcel of ground situate on the easterly side of Marsh Road and bounded on the north by lands now or late of Albert E. Frank et ux; on the east by land now or late of Arnold W. Rasmussen; on the south by Big Thoroughfare and on the west by said Marsh Road and more particularly shown outlined in red crayon on the blueprint plan hereto attached and made part hereof.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said parcel of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said parcel of ground.

2. Neither party shall be obligated to construct or maintain any fences along said parcel of ground.

3. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to the undersigned, or to Romain C. Hassrick, Esq., 1730 Land Title Bldg., the representative of Sellers, at 1730 Land Title Building, Philadelphia 10, Pa. Sellers hereby certify that the above is the correct name and post-office address of their representative to whom they desire and direct Buyer to mail or deliver all notices and payments pertaining to this agreement.

See
attached
copy

4. Upon the exercise of this option it shall be and becomes an Agreement of Sale between Sellers and Buyer, and settlement shall be made upon the following terms and conditions:

(a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.

(b) Upon the payment of the purchase price, less the amount paid for this option, Sellers shall execute and deliver a Deed conveying to Buyer said parcel of ground in fee simple, free and clear of all liens and encumbrances. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.

5. This agreement shall be binding upon and inure to the benefit of the executors, administrators, heirs, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Sellers have hereunto set their hands and

seals on this
A.D. 1957.

17th

day of *May*

Signed, sealed and delivered
in the presence of:

Thos. R. Cushman

Darron E. Pike (SEAL) ✓
Pearson E. Pike

*Still in
Makin*

_____ (SEAL) ✓
his wife, if any

_____ (SEAL) ✓
William S. Pike

_____ (SEAL) ✓
his wife, if any

_____ (SEAL) ✓
Priscilla K. Pike

_____ (SEAL) ✓
her husband, if any

_____ (SEAL) ✓
Perry C. Pike

_____ (SEAL) ✓
his wife, if any

_____ (SEAL) ✓
Isaac S. Pike, Jr.

_____ (SEAL) ✓
his wife, if any

_____ (SEAL) ✓
Lillian P. Appleton
Lillian P. Appleton

_____ (SEAL) ✓
Harry H. Appleton
Harry H. Appleton
her husband, if any

436 5th St, Makin

Attest *Walter M. Henry*
Secretary

BAPTIST ORPHANAGE, A PA. CORP.
By *Charles S. Walton Jr.*
President

We, the undersigned, hereby agree to extend this Agreement for a period of sixty (60) days; that is, until March 8, 1958.

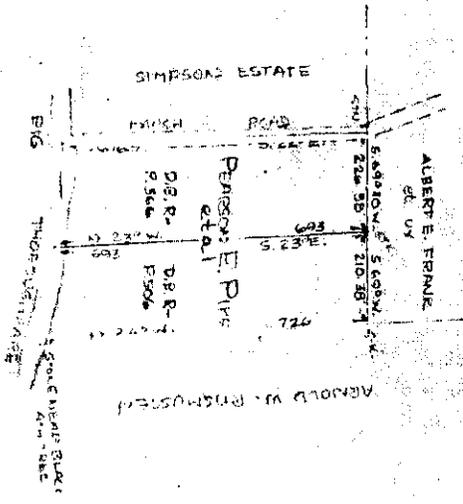
Pearson E. Pike (SEAL)
Pearson E. Pike

Lillian P. Appleton (SEAL)
Lillian P. Appleton

Attest:

BAPTIST ORPHANAGE

By Francis (Horn) ...



NOTE: SEE ABSTRACT

FOLCROFT BORO
 DELAWARE CO.
 PENNSA
 SCALE 1" = 400'

(N)

—AND the said ELIZABETH C. ASHENFELTER departed this life on or about the twenty-second day of July, A.D. 1911, whereby the said one-third interest of LIZZIE MAY PIKE vested in the BAPTIST ORPHANAGE, a Pennsylvania corporation, one of the present grantors;

—AND the said ISAAC S. PIKE, being seized of a one-third interest, departed this life on or about the twenty-third day of January, A.D. 1916, leaving a Will dated the twentieth day of November, A.D. 1915, duly proved and registered at Media in Will Book 27, page 385, wherein and whereby he devised a one-third interest in his real estate to his widow, ANNIE C. PIKE for life with remainder over to his children PEARSON E., WILLIAM S., PRISCILLA K., PERRY C., LILLIAN P., ISAAC S. share and share alike, and he further devised the remaining two-thirds interest in his Estate unto his said children, share and share alike;

—AND the said ANNIE C. PIKE departed this life on or about May 3, 1940;

—AND the said PRISCILLA K. LEVIS being so seized of a one-third interest in the above described premises departed this life on or about April 16, 1931, leaving Will dated January 6, 1922, duly proved and registered at Media in Will Book 54, page 71, wherein and whereby she devised the residue of her Estate to her nieces and nephews DR. PERRY C. PIKE; PEARSON E. PIKE; WILLIAM S. PIKE; DR. ISAAC S. PIKE; PRISCILLA K. PIKE and LILLIAN P. APPLETON, share and share alike.

—TOGETHER with all and singular the improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

—TO HAVE AND TO HOLD the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors and Assigns forever.

—AND the said PEARSON E. PIKE and LILLIAN E. APPLETON, for themselves and their Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee, its Successors and Assigns, that they, the said PEARSON E. PIKE and LILLIAN E. APPLETON and their Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, against them, the said PEARSON E. PIKE and LILLIAN E. APPLETON and their Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, her, them or—

ORIGINAL

any of them, Shall and Will WARRANT and forever DEFEND.

— AND the said BAPTIST ORPHANAGE, for itself and its Successors does by these presents covenant, grant and agree to and with the said Grantee, its Successors and Assigns, that it, the said BAPTIST ORPHANAGE and its Successors all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, against it, the said BAPTIST ORPHANAGE and its Successors, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, Shall and Will WARRANT and forever DEFEND.

— IN WITNESS WHEREOF, the said PEARSON E. PIKE and LILLIAN F. APPLETON have hereunto set their hands and seals and the said BAPTIST ORPHANAGE has caused its common or corporate seal to be hereunto affixed, duly attested, the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Anna-Netta T. Cushman Pearson E. Pike (SEAL)
Pearson E. Pike
Anne B. Pyle Lillian F. Appleton (SEAL)
Lillian F. Appleton

BAPTIST ORPHANAGE

By Charles S. Walton Jr.
President

— Attest: —
Walton M. Henry
Secretary

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Delaware

— On this, the 25th day of March, 1958,
before me, a Notary Public, the undersigned officer,
personally appeared PEARSON E. PIKE, Singleman, known to me (or
satisfactorily proven) to be the person whose name is subscribed
to the within instrument, and acknowledged that he executed the
same for the purposes thereof contained.

— In Witness Whereof, I hereunto set my hand and official seal. —

Anne B. Pyle
Notary Public
My Comm exp. 1-20-59

(S. 77° 50' 22" W.) two hundred eighty-seven feet and twenty-eight one-hundredths of a foot (287.28') to a point, a corner common to ground herein described and ground now or late of the Commissioners of Delaware County, ground of the Estate of Lizzie F. Boom and ground now or late of John P. Simpson and thence along ground now or late of John P. Simpson and partly within the bed of said Marsh Road North twenty-four degrees twenty-one minutes twenty-eight seconds West (N. 24° 21' 28" W.) six hundred sixty-four feet and thirteen one-hundredths of a foot (664.13') to the first mentioned point and place of beginning.

— BEING the same premises which JOHN L. PEARSON acquired in fee, by two (2) separate Indentures, ONE THEREOF from JOHN MOBLITI, by Indenture bearing date the thirty-first day of July, A.D. 1813, and recorded in the Office for the Recording of Deeds &c., in and for the County of Delaware, aforesaid, in Deed Book "R", page 506 &c., AND THE OTHER THEREOF from PETER LONGACRE, ET UX, ET AL., by Indenture bearing date the twenty-sixth day of September, A.D. 1829 and recorded in the Office aforesaid, in Deed Book "R", page 566 &c.

— AND the said JOHN L. PEARSON being so thereof seized departed this life on or about the seventeenth day of April, A.D. 1842, leaving a Will dated the twentieth day of September, A.D. 1841, duly proved and registered at Media in Will Book "D", page 8, wherein he devised the said premises unto PERRY C. PIKE for life and after his death to his lawful child or children and to their heirs and assigns subject to the payment of an annuity of \$50.00 a year payable to his sister HANNAH during her life, provided such child or children live to the age of twenty-one years;

— AND the said HANNAH PEARSON has since departed this life;

— AND the said PERRY C. PIKE departed this life on or about the seventh day of November, A.D. 1895, leaving to survive him a son ISAAC S. PIKE, a daughter FRISCILLA K. PIKE (LATER LEVIS) and a granddaughter LIZZIE MAY PIKE who was the daughter of his deceased son PEARSON PIKE;

— AND the said PEARSON PIKE (son of the said PERRY C. PIKE) predeceased his father and departed this life on or about the twenty-seventh day of July, A.D. 1874, leaving a Will dated the sixth day of July, A.D. 1874, duly proved and registered at Media in Will Book "F", page 344, in which the said testator failed to provide for the disposition of his real estate upon his daughter reaching the age of twenty-one years, therefore dying intestate as to the above described premises;

— AND the Orphans Court of Delaware County as of No. 4385 by decree dated the twenty-sixth day of December, A.D. 1893, the ESTATE OF PEARSON PIKE, deceased, was awarded to his daughter LIZZIE MAY PIKE;

— AND the said LIZZIE MAY PIKE, being so seized of a one-third interest in fee departed this life on or about the second day of August, 1895, leaving a Will dated the twenty-fifth day of July A.D. 1895, duly proved and registered at Media in Will Book "M", page 270, wherein and whereby she gave the principal of the estate she inherited through her father PEARSON PIKE from the said JOHN L. PEARSON to JOHN B. HINKSON, IN TRUST, to pay the income to her mother ELIZABETH C. ASHENFELTER for life and on her death to pay the principal to the BAPTIST ORPHANAGE at Angora, Pa.;

— AND the said LIZZIE MAY PIKE, having died within the space of thirty days after making her said Will the bequest to the BAPTIST ORPHANAGE of Angora, Pa., was void under the Acts of Assembly of the Commonwealth of Pennsylvania;

— AND the said LIZZIE MAY PIKE departed this life unmarried and without issue and her Estate vested in her mother ELIZABETH C. ASHENFELTER;

— AND the said ELIZABETH C. ASHENFELTER and FRANK P. ASHENFELTER, her husband, desiring that the provisions of the Will of her daughter LIZZIE MAY PIKE be carried out, granted and conveyed all her interest in the ESTATE OF LIZZIE MAY PIKE, deceased, unto the said JOHN B. HINKSON, TRUSTEE, and upon her deceased to grant and convey, transfer and hand over to the BAPTIST ORPHANAGE (now located in the City of Philadelphia, Pa.) and its successors;

THIS INDENTURE Made the 25TH day of MARCH

in the year of our Lord one thousand nine hundred and fifty-eight (1958) BETWEEN PEARSON E. PIKE, of the Borough of Media, SINGLEMAN, and LILLIAN B. APPLETON, also of the Borough of Media, County of Delaware, Commonwealth of Pennsylvania, WIDOW, and BAPTIST ORPHANAGE a corporation of the Commonwealth of Pennsylvania, (hereinafter called the Grantors), of the one part, and PHILADELPHIA ELECTRIC COMPANY, a corporation of the Commonwealth of Pennsylvania, (hereinafter called the Grantee), of the other part:

WITNESSETH, That the said Grantors for and in consideration of the sum of EIGHT HUNDRED THIRTY-THREE DOLLARS AND THIRTY-THREE CENTS (\$833.33), lawful money of the United States of America, unto them well and truly paid by the said Grantee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors and Assigns, all their estate, right, title, interest, property, claim and demand whatsoever of them the said Grantors of, in and to:

ALL THAT CERTAIN tract or parcel of ground, situate in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1957, and revised December 6, 1957, as follows:

BEGINNING at a point in the title line in the bed of Marsh Road (33' wide) at the distance of three hundred five feet and twenty-five one-hundredths of a foot (305.25') measured South forty-nine degrees twenty-one minutes twenty-eight seconds East (S. 49° 21' 28" E.) along the aforesaid title line from its intersection with the title line in the bed of Maple Road, produced southwestwardly, said point also being in line of ground of the Philadelphia Electric Company, formerly of Albert E. Frank, et ux, at a corner common to ground herein described and ground now or late of John P. Simpson and extending thence from said point of beginning through the bed of Marsh Road and along ground of Philadelphia Electric Company, formerly of Albert E. Frank, et ux, North sixty-two degrees fifty-one minutes forty-six seconds East (N. 62° 51' 46" E.) four hundred forty-one feet and eighty-two one-hundredths of a foot (441.82') to a point in line of ground now or late of Arnold W. Rasmussen, a corner common to ground herein described and last mentioned ground; thence along said ground of Arnold W. Rasmussen the two (2) following courses and distances: (1) South thirty degrees twenty-seven minutes fifty-eight seconds East (S. 30° 27' 58" E.) sixteen feet and fifty one-hundredths of a foot (16.50') to a point and (2) South twenty-eight degrees fifty-seven minutes fifty-eight seconds East (S. 28° 57' 58" E.) eight hundred fifty-eight feet (858') to a point in the bed of Big Thoroughfare Creek and in line of ground now or late of the Commissioners of Delaware County; thence along the last mentioned ground within the bed of said Big Thoroughfare Creek the two (2) following courses and distances: (1) North eighty-five degrees fifty-three minutes two seconds West (N. 85° 53' 02" W.) two hundred sixty-two feet and ninety-nine one-hundredths of a foot (262.99') to a point and (2) South seventy-seven degrees fifty minutes twenty-two seconds West

Unrecorded (1958)

P-377-377-M PE-1616
COMMONWEALTH LAND
TITLE INSURANCE COMPANY

288129

D.E.D.

Carlin
PEARSON E. PIKE,
SADDLEMAR,
LILLIAN F. APPLETON,
Widow,
and

BAPTIST ORPHANAGE

1927-38
to - 171

PHILADELPHIA ELECTRIC COMPANY

Premises:

Folcroft Borough
Delaware County,
Pennsylvania

COUNTY OF DELAWARE
PENNSYLVANIA
REGISTERED

APR 3 - 1868

APR 1 12 20 PM '58

DEED REGISTRATION UNIT

Recorded in the Office for Recording of Deeds in and for
Delaware County, Pennsylvania, in Deed in 1868
Book No. 1927 Page 58
Witness my hand and seal of office this Third
day of April Anno Domini, 19 58

Joseph E. Pappano

By

Elizabeth A. Johnston
Recorder of Deeds
Deputy Recorder

March 19, 1957

Mr. J.A. Dugant

John L. Pearson acquired the tract shown on your blueprint as Pearson E. Pike, D.Bk. V-4, p. 304, by 2 deeds: one dated 9/26/1829 recorded in D.Bk. R-p. 566 and the other dated 7/31/1813 recorded in D.Bk. R-p. 506.

John L. Pearson died 4/17/1842 leaving a will dated 9/20/1841 registered in Del. Co., in W.Bk. D-p. 8, wherein he devised the above mentioned 6 ac. tract to Perry C. Pike, for life, and upon his death to his lawful child or children and their heirs and assigns.

Perry C. Pike, life tenant died 11/7/1895 leaving the following children and child of a deceased child:

- Lizzie May Pike, daughter of Pearson Pike, who was a son of Perry C. Pike, decd. Isaac S. Pike
- Priscilla K. Pike (now Lewis)

Pearson Pike, son of Perry C. Pike, decd., died 7/27/1874 leaving a will dated 7/27/1874 registered in W.Bk. F-p. 344, in which the testator failed to provide for the disposition of his real estate upon his daughter reaching 21 years of age, therefore the decedent must be considered as having died intestate as to the premises in question.

Therefore his daughter Lizzie May Pike, only heir at law, would be seized of a 1/3 interest, subject to the life estate of her mother, Elizabeth C. Ashenfelter, who died 7/22/1911.

Lizzie May Pike died 8/2/1895 leaving a will dated 7/25/1895 registered in W.Bk. M-p. 270, wherein she gave all the property which she would receive upon the death of her grandfather Perry C. Pike, unto John B. Hinkson, in trust for the life of Elizabeth C. Ashenfelter, and upon the death of Elizabeth C. Ashenfelter unto Baptist Orphanage at Angora, Pa., in fee.

A bequest to a charity falls if testator does not live 30 days after the making of the will, therefore Elizabeth C. Ashenfelter and husband granted and conveyed all the right to any share of the principal under said will by release dated 10/14/1895 rec. in D.Bk. I-9, p. 55.

Isaac S. Pike died 1/23/1916 leaving a will dated 11/20/1915 registered in W.Bk. 27-p. 385 wherein he gave 1/3 of his real estate unto Annie C. Pike, for life, with remainder over to Pearson E., William S., Priscilla K., Perry C., Lillian M., Isaac S., share and share alike. The remaining 2/3 of my real estate unto my said children. Annie C. Pike died 5/3/1949.

Priscilla K. Lewis died 4/16/1931 leaving a will dated 1/6/22 reg. in W.Bk. 54-p. 71 wherein she gave her real estate unto her husband, Reese F. Lewis, for life, who predeceased her, and upon his death to my nieces and nephews: Dr. Perry C. Pike, Pearson E. Pike, William S. Pike, Dr. Isaac S. Pike, Priscilla K. Pike and Lillian M. Appleton share and share alike. All legacies in said will have been paid.

Therefore the following persons are seized of said 6 acre tract:

- Pearson E. Pike, E. State Rd., Media, Pa. Media 6-3721
- William S. Pike ?
- Priscilla K. Pike 115 E. 3rd St., Media, Pa. Media 6-3707
- Perry C. Pike Woodland Rd., Moylan, Media 6-0248
- Isaac S. Pike, Jr. 2nd & Monroe Streets, Media, Pa. Media 6-0291
- Lillian M. Appleton ?
- Baptist Orphanage, a Pa. corp., 58th & Thomas Ave., Saratoga 9-2748 Phila., Pa.

The above address have taken from the telephone directory.

The 6 acres tract of land has never been assessed.

I think it possible that these parties do not know they own this premises.

Handwritten signatures and notes:
- *Handwritten signature: Harold Hill*
- *Handwritten signature: Charles McCoy*
- *Handwritten signature: Reese F. Lewis*
- *Handwritten signature: P.W. Kennedy*
- *Handwritten note: 6/10/57*



U-202 ✓	V10-377 ✓	
"-228 ✓	W-154 ✓	
W-131 ✓	I2-275 ✓	
D2-241 ✓	R2-175 ✓	
G2-82 ✓	V3-517 II ✓	
K2-447 ✓	"-521 ✓	
"-437 ✓	S3-57 ✓	
- X O3-408 ✓	R3-305 ✓	
"-270 ✓	"-57 ✓	
"-590 ✓	P4-108 ✓	
D6-514 ✓	US-165 ✓	
A6-12 ✓	A6-408 ✓	
Y5-402 ✓	^{800 on Smith's Island} Darcy Twp. ✓	
"-434 ✓	- T9-442 ✓	
Z5-310 ✓	U5-181 ✓	
G6-557 ✓	U4-304 III ✓	
N6-246 ✓	M5-165 ✓	
T7-339 ✓	"-181 II ✓	
M7-25 ✓	WS-507 ✓	
V7-108 ✓	A6-408 ✓	
V7-498 ✓	FG-428 ✓	
M8-94 ✓	LG-240 ✓	
R8-200 ✓	Y6-256 ✓	
VP-150 ✓	P7-576 ✓	
"-152 ✓	Z9-163 T ✓	
"-574 ✓	N9-538 ✓	
	Q10-408 ✓	

HT-118 ✓	982-434 ✓
I9-553 ✓	996-72 ✓
K10-590 ✓	1038-50 ✓
G12-108 ✓	1110-211 ✓
58-542 ✓	1179-614 ✓
C10-599 ✓	1178-422 ✓
346-130 ✓	1223-200 ✓
354-201 ✓	1247-10 ✓
385-417 ✓	1268-228 ✓
556-222 ✓	1269-247 ✓
686-552 ✓	" - 415 ✓
728-451 ✓	1272-223 ✓
1124-416 ✓	1508-620 ✓
1107-430 ✓	1595-504 ✓
1231-211 ✓	1596-524 ✓
1209-242 ✓	1751-10 ✓
1214-398 ✓	1585-198 ✓
1351-200 ✓	1694-450 ✓
1315-200 ✓	1741-200 ✓
1249-312 ✓	1475-342 ✓
1281-128 ✓	1807-362 ✓
1377-220 ✓	(12/7/56) ✓
1374-490 ✓	
1370-416 ✓	P. W. Kenner ✓
1379-600 ✓	

William and
Hannah, his wife, David
Dunbar and Elizabeth
his wife, (late Longacre)

Deed
Ack. Clerk
Rec - 9-36-18
Cons - P 158
D. B. K. R - p 566

to
John L. Pearson,

All that lot or piece of ~~the~~ marsh
meadow ld. situate in Darby Township
Co., Pa.

beg. at a stone in the Marsh
a cor. of James Knowles' lot late
Knowles the father;

th. alq. the sd. rd. S. 22° E. 40 P.
Big Thoroughfare Creek;

th. up the same 14 $\frac{1}{2}$ P. to a
cor. of John L. Pearson's ld. late

th. by ~~an~~ N. 23° W. 42 P. to
Knowles

th. by ~~an~~ S. 69 $\frac{1}{2}$ ° W. 13 $\frac{3}{4}$ P. to
of leg. Cont. 3 ac. and 46 sq.

R. Being sa. lot or piece of meadow
Mary Daniel, Jacob, Rachel and
Elizabeth Rice and Richard Rice
Hannah his wife, by indenture
4/10/1828

D. B. K. R - p 566
9

ORIGINAL

... wife ...
... arrested in Peter Longman
Elizabeth Dunbar and their ... and ...

D E E D

Peter Longacre and
Hannah, his wf., David
Dunbar and Elizabeth
his wf., (late Longacre)
to
John L. Pearson,

Dated 9-26-1829
Ack. Eo die
Rec. 9-26-1829
Cons. \$158.00
D.B.K. R-P 566

All that lot or piece of marsh meadow ld. situate
in Darby Twp., Del. Co., Pa.

Beg. at a stone in the marsh rd. and a cor. of
James Knowles ld. late Jno. Knowles the father; th. alg.
the sd. rd. S. 22° E. 41' P. to the Big Thoroughfare Creek;
th. up the same 14 1/2' P. to a post a cor. of Jno. L.
Pearson's ld; (late Jos. Boon) th. by sa. N. 23° W.
42' P. to stk. in Knowles line; th. by sa. S. 69 1/2° W. 13-3/4' P.
to place of beg. Cont. 3 ac. and 46 sq. P.
R. Being sa. lot or piece of Meadow which Mary, Daniel,
Jacob, Rachel and Elizabeth Rice and Richard Gardner &
Hannah, his wf., by indenture dated 4/10/1828 rec. in D.
Bk. P. , g. & C. unto Robert Colvin,
his h. & a.

And Robt. Colvin died interstate, not leaving a wife,
issue or known kindred. Prem. vested in Peter Longacre
and Elizabeth Dunbar and their h. and a.

John Thibault and
Mary, his wif.,
to
John L. Pearson

Dated 7/1/03
Ack. Cash
Rec - \$21.00
Cons - \$100.00
D.A.B. R - p. 50

All that certain lot or piece of
ld. situated and lying in Twp of
Co. of Del. Pa

beg. at a stone near a large
ash tree standing by the Big
Creek;

th. by lot of Robt. Davison (late
Stranahan); N. 24° W. 44^{7/8} P. to
line of Knowles' ld;

th. by same S. 69° W. 12^{3/4} P. to
a cor. of Jacob Rice's ld (late
Boon's)

th. by same S. 23° E. 42⁰⁰ P. to
th. up the same the several courses to
place of beg. Cont. 3 ac. @ 46 P.

R. Being a lot of ld. which I bought
by indenture dated 10/26/1803

J. H. P. C. G. & C. with
his h. & a. forever

D E E D

John Noblitt and
Mary, his wf.,
to
John L. Pearson

Dated 7-31-1813
Ack. Eo die
Rec. 5-21-1820
Cons.-\$100 pounds
D. Bk. R-P 506

All that certain lot or piece of marsh ld. situated
and lying in Twp. of Darby, Co. of Del. Pa.

Beg. at a stone near a black ash tree standing by
the Big Thoroughfare Creek; th. by ld. of Robt. Davison
(late Grantham); N. 24° W. 44 P. to a stk. in line of
Knowles ld; th. by same S. 69° W. 12-3/4 P. to a stk. a
cor. of Jacob Rice's ld; (late Hanse Boon's;) th. by
same S. 23° E. 42P. to sd. Thoroughfare th. up the same
the several courses 15 P. to place of beg. Cont. 3 ac.
& 46 P.

R. Being sa. lot of ld. which Joseph Boon by indenture
dated 10/26/1803 rec. in D. Bk H P. 6 G. & C. unto
John Noblitt his h. & a. forever.

Will

Will of John L. Pearson,

Dated- 9/20/1841
* Died- 4/17/1842
Prob.- 4/21/1842
Letters Test. issued to-
Joseph Gibbons, Esq.,
Joseph Gibbons, Jr.
William H. Price and
Perry C. Pike,
W. Bk. D-p. 8
#1031

1st I do order and direct my Executors hereinafter named to pay all my just debts and funeral expenses out of my personal estate as may be necessary for that purpose except such parts thereof as I shall hereafter dispose of.

2nd I g. and b. to William Harrison Price (a young man I brought up from a child and a grandson of ~~my~~ Jonathan Richards, decd.) all my stock of horses, cattle and swine farming utensils wearing apparel, surveying instruments, military accoutrements and household and kitchen furniture except what I hereafter g. and b. away and as it now stands in my brick house and on the prem. I now occupy including dairy utensils.

3rd I g. and b. to Perry Covington Pike also a young man I brought up from a child and also a grandson of Jonathan Richards of Aston, decd.) and who now occupies my ~~fr~~ frame house and about $\frac{1}{2}$ of my landed possessions, my gold watch and gold spectacles large etc.

4th I g. and b. to my sister Hannah the sum of \$100 immediately after she becomes a widow (and not before) and \$50.00 annually in $\frac{1}{2}$ yearly payments and to commence after she becomes a widow and ~~not~~ not before during her life and the sd. annuity to be paid by sd. Perry C. Pike out of the real estate I hereinafter give and devise to him during life.

5th I g. and b. to the children of Thomas P. Smith, decd. and grandchildren of my sister Ann P. Smith decd. 2 shares of my stock in Del. Co. Bank to each of them and also 2 shares of bank stock to Mary ann and Elizabeth Garrett each daughters of Ezra T. Garrett of Phila. to be transferred to them respectively immediately after my decease by my Executors hereafter named or any 2 of them.

6th I g. and b. to Ann Lyttle or Taylor a bed bedsteads the necessary bedding for the same a ~~my~~ looking glass, $\frac{1}{2}$ dozen chairs, and irons, shovel and tongs, also \$100 in 1 year after my decease and likewise \$40.00 annually during life only and to be paid ~~in~~ semiannually out of the profits of that part of my real estate I hereafter give and devise to sd. William Harrison Price. But in case the sd. Ann Lyttle should raise up an account against my estate for more money for her services than I have already paid her (which is about \$1300) then in that case I do order and direct that she shall be paid what shall appear to be justly due and that then the aforesaid bequest of \$100 the annuity of \$40.00 be void and of none effect and the same revert back to my residuary estate and be added thereto.

7th I g. and d. to the before mentioned William Harrison Price and whom I brought up from a child my brick house and where I now dwell and the following described ld. in Ridley Twp. aforesaid. Beg. in the middle of the Post Rd. leading from Phila. to Chester and a cor. of John S. Mortons ld; th. by the line of same and Thomas Hornes to a cor. of John Erkin's ld. on the west side of Stone Creek;

continued on page 2

Will

th. by the ~~line~~ line of the same and the school house lot to the middle of the road leading to Springfield;
th. down the sd. road about 29 P. to a peg opposite a post fence;
th. alg. the sd. post fence and a hedge about 55 P. to a bar post set in the division (old) hedge;
th. down the sd. hedge and alg. sd. hedge and fences crossing the post Rd. to a cor. of ld. belonging to the heirs of Thomas P. Smith, decd. (Being about 170 P.) th. by the sd. Smith's ld. S.W. wardly to a cor. post and th. by same ld. to the middle of the post rd;
th. alg. the same to the place of beg. Cont. about 58 ac. of ld. +
To hold the same to him with all the improvements and appurtenances whatsoever thereunto belonging or in any wise appertaining during his life.
I also give and devise to the sd. William Harrison Price my frame house at Darby Creek, wharf lot and road to the same with all the appurtenances and I do likewise g. and d. to sd. William H. Price my front lot of marsh meadow in Darby Twp. Del. Co., adjoining the little Thoroughfare Creek and Darby Creek cont. near 8 ac. of ld. + (being pt. of the meadow I purchased of John Knowles) reserving the privilege of a road along the footing of the bank to the back lot of meadow as now used and repaired to have and to hold the sd. frame house wharf ~~in~~ and lot ~~in~~ and marsh meadow with all the appurtenances whatsoever hereunto belonging or anywise appertaining during his life only. And after his decease I g. and d. all the aforesaid prem. with all the appurtenances to his lawful child or children and to their heirs and assigns subject to the payment of the annuity to Ann Lyttle but my further will is that if the sd. William H. Price should die without leaving lawful issue to survive him or leaving such issue who shall not live to the age of 21 years not leaving lawful issue then in that case all the aforesaid brick house buildings lands, house and wharf and lot and marsh meadow with all the appurtenances thereunto belonging or in any wise appertaining I g. and d. to the lawful child or children of the aforesaid Perry C. Pike if any should survive him and live to the age of 21 years or leaving lawful issue to hold the same to them their h. and a. subject nevertheless to the life estate of the sd. Perry C. Pike in sd. premises. But my further will is that if it should ~~so~~ happen that the sd. Perry C. Pike should die without leaving such issue ~~as~~ as aforesaid ~~in~~ then in that case I g. and d. the sd. brick house and the land attached thereto house wharf and lot and also the lot of marsh meadow with all the appurtenances whatsoever thereunto belonging or in any wise appertaining to the children of Thomas P. Smith, decd. (son of my sister Ann P. Smith, decd.) in equal shares that is share and share alike to hold the same to them their heirs and assigns forever.
8th I g. and d. to the beforementioned Perry C. Pike (and whom I brought up from a boy) my frame and store and dwelling house and new barn in Ridley Twp. aforesaid with the following described land adjoining thereto Beg. at a cor. of ld. of Alexander Duffee and Thomas Shoemaker and in the middle of the rd. to Darby Creek ferry; th. alg. Shoemaker's line to the line of the ld. of the heirs of Thomas P. Smith;
th. alg. the line of the same and ld. allotted to Wm. H. Price and crossing the Post Rd. and alg. the rail and post fences and likewise a hedge about 202 P. to a bar post (~~xxxx~~ a cor. of ld. allotted to Wm. H. Price); th. alg. a hedge and post fence about 55 P. to the middle of the rd. to Springfield;
th. alg. the middle of same about 83½ P. to a peg opposite a hedge and fence at the back side of the Mcever orchard;
th. alg. the sd. orchard fence and hedge about 21½ P. to a bar post in a fence dividing the 2 orchards;
th. alg. the sd. fence to the post rd. crossing the same and th. alg. the line of ld. of Patrick McCaskey and Alexander Duffee to the place of beg. Cont. about 52 ac. of ld.

continued on page 3

Will

together with all the appurtenances whatsoever thereunto belonging or appertaining during his life. I also give and devise to the sd. Perry C. Pike my back lot of marsh meadow in Darby Twp., in Del. Co. of 8 ac. of ld. with the privilege of the rd. from the dam alg. the footing of the bank to the sd. meadow (which is a part of the meadow I purchased of John Knowles). I likewise g. and d. to sd. Perry C. Pike a 6 ac. lot of meadow in Darby Creek aforesaid bounded by ld. of George G. Knowles the marsh rd. and the big thoroughfare creek (and which I purchased of Noblett and Longacre) This and the other lot of meadow during life Together with all the appurtenances whatsoever thereunto belonging "to have and to hold the sd. frame house, barn and plantation of 52 ac. of ld. and the sd. 2 lots of marsh meadow of 14 ac. of ld. with $\frac{1}{2}$ all the appurtenances during his life and after his death I g. and d. the same prem. to his lawful child or children and to their heirs and assigns subject to the payment of the annuity to my sister Hannah when it becomes due to her. But my further will is that if the sd. Perry C. Pike should die without leaving lawful issue to survive him or leaving such issue who should not live to the age of 21 years nor their lawful issue. Then in that case all the ~~lands~~ before mentioned frame house buildings lds., marsh meadows with all the appurtenances thereunto belonging or in any wise appertaining I g. and d. to the lawful child or children of the aforesaid William H. Price, subject to his life and if they survive him and live to the age of 21 years or their lawful issue. "To hold the same to them their heirs and assigns but my further will is that if the sd. Wm. H. Price should die without leaving lawful issue as aforesaid then in that case I g. and d. the before mentioned frame house barn, plantation and 2 lots of marsh meadow land with all the appurtenances to the children of Thomas P. Smith, decd., as aforesaid in equal shares their heirs and assigns forever.

9th I g. and d. my stone and brick house and frame ~~tenement~~ tenement in Ridley Twp. aforesaid at the cross roads with the following described ld. Beg. at the sd. cross roads where the Springfield and the Darby Creek ferry roads intersects the Post rd. to Chester;

th. alg. the middle of Springfield rd. to a peg opposite a hedge or fence at the back side of the orchard a cor. allotted to Perry C. Pike;

th. alg. the hedge and fence ~~is~~ about 21 $\frac{1}{2}$ P. to a post in the fence dividing the 2 orchards;

th. alg. the sd. fence to the middle of the Post rd.;

th. alg. the same to the place of beg. Cont. about 4 $\frac{1}{2}$ ac. of ld. + together with all the appurtenances ~~is~~ whatsoever thereunto belonging or in any wise appertaining to Elizabeth, Susan and Margaret Smith all of them granddaughters of my sister Ann P. Smith, decd. in equal shares during the time they remain unmarried. That on the marriage or death of any of them then the surviving sisters who remain unmarried to enjoy the whole of sd. prem. ~~is~~ while they remain so equally and on the marriage or death of a 2nd sister then the surviving or unmarried sister to enjoy the whole of sd. prem. on the foregoing terms. And on the marriage or death of the last single sister I hereby direct that the sd. prem. with all the ~~is~~ appurtenances be sold at public vendue and the proceeds thereof to be ~~is~~ equally divided between the sd. 3 sisters or their legal representatives and that a good title be made for the same as I could do myself. And my will and desire is that if any difficulty or difference should possibly arise at any time between the boys that they choose 3 respectable citizens to hear and adjust their differences & that their decision or a majority should be final and conclusive (and that they shall not go to law on any account whatsoever).

And all the residue of my estate be it whatsoever and ~~is~~ wheresoever I g. and d. to the aforesaid William H. Price and the sd. Perry Covvington Pike equally share and share alike to hold the same to them their heirs and assigns forever.

(continued over)

And Lastly I nominate and appoint my friends Joseph Gibbons, Esq., Joseph Gibbons, Jr. and the sd. William H. Price and Perry C. Pike and all of Del. Co. Executors of this my last will and testament hereby revoking and making null and void all wills heretofore made by me and hereby ratifying and confirming this and only this as for my last will and testament (hereby enjoining my sd. executors to carry this my last will and testament into full effect and that without fail).

Orphans Court
Estate of John L. Pearson, decd.,
Died- 4/17/1842
#1925

There numerous petitions for leave to convey certain tracts of ld. which do not affect the prem. situate in Darby Twp., Del. Co. Pa. Cont. 6 ac. +
All Orphans Court papers have been examined.

Will

Will of Pearson Pike,

Dated- 7/6/1874
Died- 7/27/1874
Prob.- 8/10/1874
Letters Test. issued to-
Isaac S. Pike and
Joseph Johnson
W.Br. F-p. 344

Item I direct that all my just debts and funeral expenses shall be paid as soon as can be done conveniently after my decease.

Item \$1,000 insurance policy.

Item \$300 annuity

Item I g. and d. to my sd. Executors, all moneys or other property which I would receive at my father's decease if I, were living, provided my father shall die before my daughter shall arrive at the age of 21 years, in trust, to be invested in good real estate security and the interest thereof, or as much as may be necessary shall be applied to the maintenance and education of my said daughter.

Item It is hereby directed and to be understood that the above bequest to and in favor of my wife, shall be instead of her dower at law.

Item In case my sd. daughter shall not live to attain the age of 21 years, then it is my will and desire that that portion of my estate held in trust for her shall be between my legal heirs share and share alike.

Orphans Court
Estate of Pearson Pike, decd.,
Died- 7/27/1874
#4385

Widow's Inventory filed.

6/3/1875

Account of Isaac S. Pike and Joseph R. Johnson, Executors &c of Pearson Pike, decd. filed. confirmed nisi.

4/7/1881

Trennial Account of Isaac S. Pike and Joseph R. Johnson, Trustees u/w of P. Pike, decd. filed.

5/2/1884

Trennial Account of Isaac S. Pike and Joseph R. Johnson, Trustees &c u/w of P. Pike, decd. filed.

5/2/1887

Triennial Account of Isaac S. Pike and Joseph R. Johnson, Trustees &c of Pearson Pike, decd. filed.

6/3/1890

Triennial Account of Isaac S. Pike and Joseph R. Johnson, Trustees &c of Pearson Pike, decd. filed.

10/12/1893

Petition for appointment of auditor to distribute fund.

10/12/1893

Geo. E. Darlington, Esq. is apptd. auditor.

The ~~xxx~~ above named Auditor, to whom the annexed order of Ct. is directed, respectfully representat

By the evidence submitted to the Auditor, it is shown that Lizzie May Pike is now of full age, and that her sd. mother, Elizabeth C. Pike has again intermarried with one F.F. Ashenfelter, and that sd. income amount has all arisen since the date of her last marriage. It also appears that the father of Pearson Pike, the deceased, is still living; also that by he will, the gift to the wife is in lieu of dower, and she is not making any claim on this fund; Elizabeth C. Pike, the ~~a~~ widow, now Elizabeth C. Ashenfelter waives and relinquishes before the Auditor all claim on the fund for distribution, giving as a reason that she is carrying out what she believes to be the intention of the will. The question before the Auditor appears to be to whom the fund is to be distributed.

By the 2nd item of will of Pearson Pike, after directing that certain notes, bills, bonds&c shall be converted into money, he directs that such money together with \$1,000 from an insurance policy shall be loaned by his executors on real estate security, and the interest thereof paid ~~xxx~~ semi-annually to his sd. wife, Elizabeth C. Pike, so long as she shall live, or so long as she shall remain his widow, and at her death or in the event of her marriage again, the ~~xxx~~ same be invested for the benefit of his sd. daughter Lizzie May Pike.

By the last item in the will the testator directs that in case his sd. daughter shall not live to attain the age of 21 years, then it is his will and desire that that portion of his estate held in trust for her, shall be dividied between his legal heirs, share and share alike.

continued on page 2

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Orphans Court
Estate of Pearson Pike, decd.,
#4385

There appears to be no bequest by the will, of the principal of money held in trust, in the event of his sd. daughter living to the age of 21 years, after the death or marriage of his sd. widow. ~~But~~ But this will make no complication or question as to how the fund should go, as his sd. daughter is his only child and heir at law, and would take the fund under the intestate laws of this Commonwealth after the death of her said mother. The mother having renounced and waived any claim to the fund, the Auditor distributes it to the sd. Lizzie M. Pike, for the reason that the testator by his will does not bequeath the trust fund to any other person than to his sd. daughter, Lizzie May Pike; in sd. 2nd item, the wording of the will being, after providing for the interest to be paid to his sd. wife for life, or so long as she shall remain his widow, as follows: And at her death (meaning the wife) or in the event of her marrying again, the same shall be invested for the benefit of my daughter, Lizzie May Pike. The daughter, Lizzie May Pike, having arrived at the age of 21 years, there is no apparent reason for the trust longer continuing and no gift over, that prevents the bequest being an absolute ~~gift~~ gift to her.

12/26/1893

Decree entered making distribution per auditor's report.

8/30/1893

Final Account of Isaac S. Pike and J. Joseph R. Johnson Trustees u/w of Pearson Pike, decd., filed

Deed

Perry C. Pike ~~and~~
to
Isaac S. Pike,

Dated- 2/19/1875
Ack.- Eo die
Rec.- Eo die
Cons.- \$1,000
D.Bk. V-3, p. 517

No. 1 All that certain piece or parcel of marsh ld. situate in Twp. of Darby, Co. of Del., Pa. b. and d. as follows:
Bounded by lds. late of Nathaniel Newlin, Humphrey Hill by Darby Creek and lds. of Perry C. Pike. Cont. about 8 ac. of ld.+
R. Being sa. prem. which Wm. H. Price by indenture dated 12/15/1843 rec. in D.Bk. W-tp. 131 g. and c. unto Perry C. Pike during the term of the natural life of him the said William H. Price.

No. 2 All that certain piece or parcel of marsh ld. situate in Twp. of Darby, bounded by lds. n. or l. the Est. of J. Andrews formerly Nathaniel Newlin's ld. by the tract above described and by Darby Creek. Cont. about 8 ac. of ld.+ Together with the privilege of the rd. leading from the dam alg. the footing of the bank to sd. ld.

P. in
Q.

No. 3 All that certain piece or parcel of meadow ld. situate in Twp. of Darby, aforesaid, bounded by lds. n. or l. of E. Urian formerly of George C. Knowles lds. n. or l. of Robert Henderson, the Big thoroughfare Creek and the Marsh Rd. Cont. about 6 ac. of ld. +
R. The sd. pieces of ld. designated as No. 2 and No. 3 being sa. prem. which John L. Pearson decd. by last will dated 9/20/1841 gave and devised to sd. Perry C. Pike for the term of his natural life as appears by sd. will duly proven the 21st day of April 1842 and remaining of rec. in W.Bk. D-p. 8.

No. 4 Twp. of Upper Providence, Co. of Del., Pa. Cont. 14 ac. and 24 P. + To have and to hold the sd. piece or parcel of ld. designated as No. 1, unto Isaac S. Pike, his heirs and assigns for the term of the natural of the said William H. Price and to have and to hold the sd. pieces or parcels of ld. designated as No. 2 and No. 3 and No. 4 hereditaments and prem. hereby granted or mentioned and intended so to be with the appurtenances unto the sd. Isaac S. Pike his h. and a. to and for the only proper use and behoof of sd. Isaac S. Pike his h. and a. for the term of the natural life of the said Perry C. Pike.

Deed

Isaac S. Pike and Annie C. his wf.,
to
Pearson E. Pike,

Dated- 3/11/1880
Ack.- 3/13/1880
Rec.- 3/13/1880
Cons.- \$1.00 π
D.Bk. U-4, p. 304

No. 1 All that certain piece or parcel of marsh land situate in Twp. of Darby, Co. of Del., Pa. b. and d. as follows:
Bounded by lds. late of Nathaniel Newlin, Humphrey Hill, by Darby Creek and lds. n. or l. of Perry C. Pike. Cont. about 8 ac. +

No. 2 All that certain piece or parcel of marsh ld. situate in Twp. of Darby aforesaid, bounded by lds. n. or l. of the estate of J. Andrews formerly Nathaniel Newlin's ld. by the ld. above described and by Darby Creek. Cont. about 8 ac. of ld.+

Together with the privilege of the rd. leading from the dam alg. the ~~ft~~ footing of the bank to sd. ld.

No. 3 All that certain piece or parcel of meadow ld. situate in Twp. of Darby, Del. Co., Pa. Bounded by lds. n. or l. of E. Urian formerly of George Y. Knowles lds. n. or l. of Robert Henderson the Big Thoroughfare Creek and the Marsh Rd. Cont. about 6 ac. of ld.+

R. Being pt. of prem. which Perry C. Pike by indenture dated 2/19/1875 rec. in D.Bk. V-3, p. 517 g. and c. unto Isaac S. Pike,
TO HAVE AND TO HOLD the sd. premises designated as No. 1 with all and singular the appurtenances unto the sd. party of 2nd part, his h. and a. for the term of the natural life of William H. Price and to have and to hold the said pieces or parcels of ld. designated as No. 2 and No. 3 hereditaments and prem. hereby granted or mentioned and intended so to be with the appurtenances unto the sd. party of the 2nd part his heirs and assigns to and for the only proper use and behoof of sd. party of 2nd part his h. and a. for the term of the natural life of said Perry C. Pike.

P. in
Q.

Right of Way Agreement

Isaac S. Pike for Pearson Pike,
to
John B. Barbour,

Dated- 10/5/1882
Ack.- Eo die
Rec.- 12/7/1882
Cons.- \$10.00
D.Bk. M-5, p. 181

1 does hereby grant unto 2, his heirs and assigns, the r/w to lay pipes for the transportation of petroleum; construct and maintain a telegraph line and operate the same on, over and through his lds. in Darby Twp., Smith's Island, Co. of Del., Pa. bounded on the North by Little Thoroughfare Creek, on the East by lds. of Isaac T. Jones on the South by Darby Creek and on the W. by Darby Creek, together with all the rights and privileges incident and necessary to the enjoyment of this grant and the removal of sd. pipes and telegraph line.

In further consideration of sd. grant and demise, the 2^d party of 2nd part hereby agrees to bury the sd. pipes a sufficient depth, so as not to interfere with the cultivation of the soil and to pay any and all damages which may arise from the laying, maintaining or operating of sd. pipe lines, sd. damages if not mutually agreed upon to be ascertained and determined by 3 disinterested persons on oath, one thereof to be appointed by the party of 1st part, his h. or a., one by the party of 2nd part, his h. or a., and the 3rd by the 2 so appointed as aforesaid, and the award of such 3 persons shall be final and conclusive.

Will

Will of Lizzie May Pike

Dated- 7/25/1895
Died- 8/2/1895
Prob.- 8/13/1895
Letters Test. issued to-
John B. Hinkson,
W.Bk. M-p. 270
#3809

1st I order and direct that all my just debts and funeral expenses shall be paid as soon as possible after my decease.

Item \$325.00 in trust
Item \$2,000.00 in trust

Item I give and bequeath unto my mother, Elizabeth C. Ashenfelter, all the income I am now entitled to receive from the Estate now in the hands of Thomas Lees Trustee arising originally under the will of John L. Pearson, during the life time of my grandfather, Perry C. Pike, Upon the decease of my said grandfather I g. and d. my share of the principal of the said estate to John B. Hinkson to be h by him held in trust safely invested, and the income therefrom paid semi annually to my said mother, Elizabeth C. Ashenfelter, during her life. At her decease I g. and b. the principal to the Baptist Orphanage at Angora, Pa. The interest from said principal may be used for such purposes as the Authorities of the said Orphanage may wish to apply it to, but the principal shall only be expended for buildings or other permanent improvements in the discretion of the Authorities of the said Orphanage.

Item I may not have ~~ga~~ given the correct names of the sd. Church and ~~k~~ of the sd. Orphanage but my intention cannot fail to be plain and I desire it to be carried out, and if by reason of sd. Church and Orphanage or either of them not being incorporated, or for any other reason, a trustee be necessary I desire the proper Court to supply one.

Item All the r. r. and r. of my estate, I g. d. and b. unto my said mother Elizabeth C. Ashenfelter, absolutely.

Lastly I nominate and appoint John B. Hinkson to be the Executor of this my last will and testament.

Orphans Court
#7276

12/7/1897
Account of John B. Hinkson, Executor u/w of Lizzie May Pike, decd. filed.
4/8/1912
End and Final Account of John B. Hinkson, Executor and Trustee u/w of Lizzie May Pike, decd., as stated by Joseph H. Hinkson, Exacutor u/w of John B. Hinkson, decd.

Release

Know all men by these presents that, whereas, Lizzie May Pike, decd., in and by her last will dated 7/25/1895, since duly proven on 8/13/1895 and reg. in Del. Co., devised inter alia as follows:

Item I give and bequeath unto my mother, Elizabeth C. Ashenfelter, all the income I am now entitled to receive from the estate now in the hands of Thomas Lees, Trustee, arising originally under the will of John L. Pearson, during the lifetime of my grandfather, Perry C. Pike. Upon the decease of my sd. grandfather I g. and d. my share of the principal of sd. estate to John B. Hinkson to be by him held in trust, safely invested, and the income therefrom paid semi annually to my sd. mother, Elizabeth C. Ashenfelter during her life. At her decease I g. and b. the principal to the Baptist Orphanage at Angora, Pa. The interest from the sd. principal may be used for such purposes as the authorities of sd. Orphanage may wish to apply it to, but the principal shall only be expended for buildings or other permanent improvements in the discretion of the authorities of sd. Orphanage.

Item All the r. and r. of my estate I g. d. and b. unto my said mother, Elizabeth C. Ashenfelter, absolutely.

And whereas, by reason of the death of sd. Lizzie May Pike, unmarried and without issue, within 1 calendar month after the making of her last will, on 8/2/1895, the disposition of property made by the above recited bequest and devise became void according to the Act of Assembly in such case made and provided, and the property so as above recited goes to the ~~next~~ residuary legatee named in the sd. last will and testament: her mother, Elizabeth C. Ashenfelter.

And whereas, it is the desire of sd. Elizabeth C. Ashenfelter, that the ~~sd.~~ directions of her sd. daughter in the prem. as expressed, in her sd. last will and testament shall be accomplished and fully carried out.

NOW THEREFORE, we, the above named Elizabeth C. Ashenfelter and Frank P. her husb., for and in consideration of the prem. and of \$1.00 ~~fractional interest~~ lawful money of the U.S. of A. unto us in hand paid, the receipt of which is hereby acknowledged, have granted conveyed, assigned, transferred and given, and do hereby grant, convey, assign, transfer, and give unto John B. Hinkson, and to his heirs, executors, administrators and assigns, all the share of sd. Elizabeth C. Ashenfelter in the principal of the estate now in the hands of Thomas Lees, Trustee, arising originally under the will of John L. Pearson being the same principal and estate above set forth receivable at the death of sd. Perry C. Pike to be by the said John B. Hinkson held in trust, and safely invested and the ~~sd.~~ income therefrom paid semi annually to the sd. Elizabeth C. Ashenfelter during her life and upon her decease the sd. principal to be conveyed, granted, paid, transferred and handed over to the Baptist Orphanage (now located in the City of Philadelphia, Pa.) and its successors, being the same Baptist Orphanage mentioned in the above recited ~~sd.~~ will as at Angora, Pa. the interest from the sd. principal to be used for such purpose as the authorities of the sd. Orphanage may wish to apply it to, but the principal shall only be expended for buildings or other permanent improvements in the discretion of the authorities of the sd. Orphanage.

And the sd. John B. Hinkson is hereby fully authorized to give any and every proper release, discharge and acquittance to sd. Thomas Lees, Trustee or to whomsoever may be Trustee, at the time, having the sd. property in charge.

Dated- 10/14/1895

Ack.- Eo die

Rec.- 11/1/1895

Cons.- \$1.00

D.Bk. I-9, p. 55

Will

Will of Perry C. Pike,

Dated- 6/4/1892
Died- 11/7/1895
Prob.- 12/18/1895
Letters Test. issued to-
Isaac S. Pike and Edward H.
Hall
D.Bk. M-p. 360
#3847

Ist I order and direct that all my just debts and funeral expenses be paid by my Executors hereinafter named as soon as can conveniently be done after my decease.

Item I g. and b. unto my daughter Priscilla Levis the sum of \$100.

Item I g. and b. unto my granddaughter Lizzie May Pike the sum of \$5.00

Item All the r. r. and r. of my Estate of whatsoever kind or ~~wheresoever~~

wheresoever situate, I g. b. and d. to my son Isaac S. Pike and his wife Annie Pike to be equally divided between them share and share alike.

Lastly I make constitute and appoint my son Isaac S. Pike and Edward H. Hall the Executors of this my last will and authorize and require them to make full settlement of my Estate within 6 months of the time of my decease.

No Orphans Court

^
B
Right of Way

Anna C. Pike & Isaac S. Pike
to
National Transit Company,

Dated- 4/25/1896
Ack.- 5/15/96
Rec.- 3/18/1897
Cons.- \$3.00
D.Bk. Z-9, p. 162

I do hereby grant and release unto 2, its s. and a. the r/w to construct, maintain and operate a telegraph line over and through my lds. in Darby Twp., Co. of Del., Pa. b. and d. as follows:

Being 3 ac. + bounded west by lds. of David Lewis East by lds. of Boon & others north by a line south by water with ingress and egress to and from the same.

The sd. Anna Pike to fully use and enjoy the sd. prem/ except for the purpose hereinbefore granted to sd. National Transit Co., which hereby agrees to ~~not~~ pay any ~~in~~ damages which may rise to crops or fences from the laying, maintaining or operating of sd. lines, sd. damages, if not mutually agreed upon to be ascertained and determined by 3 disinterested persons one thereof to be appointed by sd. Anna Pike heirs and assigns; one by the sd. National Transit Co., its s. or a., and the 3rd by the 2 so appointed as aforesaid, and the award of such 3 persons or any 2 of them, shall be final and conclusive.

The sd. telegraph line to be erected along and near to the share line (at high tide) of said land.

Right of Way

Isaac S. Pike and Annie Pike
to
The National Transit Company,

Dated- 11/29/1898
Ack.- Eo die
Rec.- 1/11/1899
Cons.- \$5.00
D.Bk. C-10, p. 461

I does hereby grant and lease unto 2, its s. and a., the r/w to lay, maintain and operate pipe lines for the transportation of oil, and erect, maintain and operate a telegraph line, if the same shall be found necessary, over and through our lds. in Darby Twp., Co. of Del., Pa. b. and d. as follows:

Being 6 ac., 8 ac. and 3 ac., respectively bounded westerly by Hook Rd. easterly by Boon lds. and the 8 ac. is bounded easterly and westerly by lds. of Mrs. Lizzie F. Boon and Wm. H. Harrison with ingress and egress to and from the same. The sd. Isaac S. & Annie Pike to fully use and enjoy the sd. prem., except for the purpose hereinbefore granted to sd. party of 2nd part, which hereby agree to pay any damages which may arise to crops or fences from the laying, erecting, maintaining or operating of sd. pipe and telegraph lines, sd. damages, if not mutually agreed upon, to be ascertained and determined by 3 disinterested persons, one thereof to be appointed by sd. Isaac S. and Annie Pike their heirs or assigns; one by party of 2nd part, its s. ~~or~~ or a., and the 3rd by the 2 so appointed as aforesaid and the award of such 3 persons or any 2 of them shall be final and conclusive.

Will

Will of Isaac S. Pike,

Dated- 11/20/1915
Died- 1/23/1916
Prob.- 2/17/16
Letters Test. issued to-
Annie C. Pike and Isaac S.
Pike,
W.Bk. 27-p. 385
#7573

1st I direct my Executors hereinafter named to pay all my just debts and funeral expenses as soon after my decease as conveniently may be

2nd I g. and b. to my Pearson E. Pike, all my wagons, cash, and farming implements.

→ 3rd I g. and b. to my wife Annie C. Pike, all the money I have in banks on deposit, including certificates of deposit, after payment of debts as aforesaid, I also g. d. and b. to my sd. wife 1/3 of the remainder of my personal estate and 1/3 of all my real estate during the term of her natural life and at and immediately after her decease I g. d. and b. the same to my children Pearson E., William S., Priscilla K., Perry C., Lillian M. and Isaac S., share and share alike.

If any of said children shall be deceased at the time of my said wifes death leaving child or children said child or children shall take the share of his, her or their parent.

4th The remaining 2/3 of my estate real and personal I g. d. and b. to my sd. children, share and share alike, the child or children of any deceased child taking his, her or their parents share.

Lastly I hereby nominate, constitute and appoint my sd. wife Annie C. Pike and my said son Isaac S. Pike, Executors of this my last will and testament.

No ORPHANS COURT

KNOW ALL MEN BY THESE PRESENTS, that the Baptist Orphanage, a Pa. corp., with principal office in City of Phila., and one of the legatees and beneficiaries named in the last will of Lizzie May Pike, decd. which will is dated 7/25/1895 and reg. in W.Bk. M-p. 270 and cestui que trust under a certain deed of gift made by Frank P. Ashenfelter and Elizabeth C. his wf., to John B. Hinkson, dated 10/14/1895 rec. in D.Bk. I-9, p. 55 does hereby ~~acknow~~ acknowledge that it the sd. Baptist Orphanage has this day had and received of and from Joseph H. Hinkson, substituted Trustee for the sd. John B. Hinkson, Trustee under last will of Lizzie May Pike and under the sd. deed of gift \$7178 in full settlement x and payment of all such sum or sums of money, legacies, bequests and gifts as are given and bequeathed to sd. Baptist Orphanage by sd. last will and sd. deed of gift and all interest accrued thereon.

And therefore the sd. Baptist Orphanage does hereby remise, release, quit claim and forever discharge the sd. Joseph H. Hinkson and the sd. ~~last~~ Lizzie May Pike their and each of their heirs, executors, administrators and estates of and from the sd. legacy or legacies bequests and gifts and of and from all actions, suits, payments, accounts, reckonings claims and demands whatsoever, for or by reason thereof or of any other act, matter, cause or thing whatsoever, from the ~~gm~~ beg. of the world to the day of the date of these presents.

And the sd. Baptist Orphanage doth hereby constitute and appoint Bernard Mac Mackin to be its attorney for it and in its name and as and for its corporate act and deed to acknowledge this indenture before any person having authority by the laws of the Commonwealth of Pa. to take x such acknowledgment to the intent that the same may be duly recorded.

Dated- 2/2/14
Ack.- Eo die
Rec.- 2/9/14
D.Bk. 354-p. 201

Will

Will of Priscilla K. Lewis,

Dated- 1/6/1922
Died- 4/16/1931
Prob.- 7/23/1931
Letters C.T.A. issued to-
First National Bank of Media
W. Bk. 54-p. 71
#14276

1st I direct my Executor hereinafter named, to pay all my just debts and funeral expenses as soon as may be after my decease.
2nd I g. d. and b. all of my estate, real, personal and mixed of whatever kind and wheresoever situate, to my husband, Reese T. Lewis, for the during the term of his natural life, he to receive the income thereof during his lifetime and at and immediately after his death, I g. and d. sd. estate as follows:

(a) I g. d. and b. to my nephew, Dr. Perry C. Pike the sum of \$5,000 absolutely.

(b) I g. d. and b. to my nephew, William S. Pike the sum of \$3,000 absolutely.

(c) I g. d. and b. to the Trustees of the First Baptist Church of the Boro. of Media, the sum of \$2,000 absolutely.

→ (d) All the r. r. and r. of my estate I give to my nieces and nephews, Dr. Perry C. Pike, Pearson E. Pike, William S. Pike, Dr. Isaac S. Pike, Priscilla K. Pike and Lillian M. Appleton share and share alike.

Lastly I nominate, constitute and appoint my husband, Reese T. Lewis the executor of this, my last will and testament.

4/ /1931

The residuary legatees do hereby renounce all right to letters testamentary and request to appoint First National Bank of Media, Administrator C.T.A.

Reece T. Lewis died 12/11/27.

Orphans Court
Estate of Priscilla K. Levis, decd.,
Died- 4/16/1931
#98 Dec. Term 1931

4/19/1932

Adjudication filed.

Decedent did not marry after the execution of the will and there were no children born to or adopted by her thereafter.

The transfer inheritance tax, \$2,900.98, paid, and a receipt for the same signed by the Register of Wills of Del. Co. and countersigned by Secretary of Revenue produced.

The account was filed 2/26/32, proof of advertisement was made. No exceptions filed the account is confirmed. She left neither husband or children.

Reece T. Levis, predeceased the decedent.

Full release of the legacies under the will of Priscilla K. Levis, decd.
(a) (b) (c) item 2 has been filed.

Schedule of Distribution that the balance of principal is distributed as follows:

- Perry C. Pike, 1/6 interest
- William S. Pike 1/6 interest
- Pearson E. Pike 1/6 interest
- Isaac S. Pike 1/6 interest
- Priscilla K. Pike 1/6 interest
- Lillian M. Appleton 1/6 interest

(No mention made of the prem. situate in Folcroft Boro. ~~of~~ formerly Darby Twp., Del. Co., Pa. D.Bk. R-p. 506 or D.Bk. R-p. 566.)

SUBJECT: Files PE-1611, PE-1616

**Philadelphia Conservationists, Inc.
1500 Chestnut Street
Philadelphia, Pennsylvania 19102**

Attention: Mr. Allston Jenkins, President

Gentlemen:

Recently you asked if our Company would sell property which it owns along the Darby Creek in Folcroft Borough. The property in question is being held for a proposed electric transmission line extending from our Eddystone Generating Station into the City of Philadelphia. However, all of the right of way for this line has not yet been secured and, therefore, our Engineering Department has been unable to complete their design work which would indicate exactly how much of this right of way will be utilized for our corporate purposes.

Since we do not yet know exactly what may be available for sale, we can not agree to sell any of the property to your organization, however, we are filing a copy of this letter with the records of each of the properties involved to indicate that you are the first to inquire concerning possible sale of the properties owned by this Company in Folcroft Borough and, in the event that these parcels, or any portion of them, do, in the future become available for sale, we will arrange to contact your group first before agreeing to sell them to anyone else.

If, in the meantime, you are desirous of obtaining a license for the use of the properties in connection with the Bird Sanctuary, we would be happy to prepare such a license and submit it to you.

Very truly yours,

161616

May 20, 1959

Mr. Wilbur C. Henderson, Jr.
6525 Upland Street
Philadelphia 42, Pa.

Dear Mr. Henderson:

In answer to the question raised in your letter of May 19th, we have acquired the interest of Baptist Orphanage (1/3rd); that of Pierson E. Pike (1/9th); and Lillian P. Appleton (1/9th). The remaining heirs which hold one-ninth interest/are: William S. Pike, Priscilla K. Pike, Perry C. Pike, and Isaac S. Pike, Jr.

Very truly yours,

MGE:FM

N. G.
N. G. EASTMAN

10
2/11/59

WILBUR C.

ENDERSON AND SON

Industrial and Commercial Builders

RECEIVED	
MAY 20 1959	
H. J. McQUISTON	
M.B.E.	H.O.
J.	

SA 9-3799

6525 UPLAND STREET
PHILADELPHIA 42, PA.

May 19, 1959

The Philadelphia Electric Company
1000 Chestnut Street
Philadelphia 5, Penna.

Attention: Mr. M. G. Eastman

Dear Mr. Eastman:

Thank you for your letter of may 13, 1959 and your kind offer of further information.

This coming week I plan to see Mr. Pearson Pike in the Media area. I understand that you have already purchased his interest.

In order that I may not duplicate any of the work that you have done, it would be very helpful to have the list of those from whom you already have the total interest and those from whom you still seek an interest.

I will arrange to transfer over to you any of the Northern piece which I may acquire.

Very truly yours,

Wilbur C. Henderson, Jr.
Wilbur C. Henderson, Jr.

Bapt Arch 3/9
Pearson E Pike 1/9
William P. Appleton 1/9

W - S Pike
Priscilla K. Pike
Arny C. Pike
Isaac S. Pike, Jr.

THIS INSTRUMENT Made the 25th day of March

In the year of our Lord one thousand nine hundred and fifty-
(195) BETWEEN PEARSON E. PIKE, of the Borough of Media, SINGLEMAN,
and LILLIAN M. APPLETON, also of the Borough of Media, County of
Delaware, Commonwealth of Pennsylvania, WIDOW, and BAPTIST ORPHANAGE,
a corporation of the Commonwealth of Pennsylvania, (hereinafter
called the Grantors), of the one part, and PHILADELPHIA ELECTRIC
COMPANY, a corporation of the Commonwealth of Pennsylvania, (herein-
after called the Grantee), of the other part:

WITNESSETH, That the said Grantors for and in consideration
of the sum of EIGHT HUNDRED THIRTY-THREE DOLLARS AND THIRTY-THREE
CENTS (\$833.33) lawful money of the United States of America, unto
them well and truly paid by the said Grantee at and before the
sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, have granted, bargained, sold, aliened,
enfeoffed, released and confirmed, and by these presents do grant,
bargain, sell, alien, enfeoff, release and confirm unto the said
Grantee, its Successors and Assigns, all their estate, right, title,
interest, property, claim and demand whatsoever of them the said
Grantors of, in and to:

ALL THAT CERTAIN tract or parcel of ground situate in the
Borough of Folcroft, County of Delaware, Commonwealth of Pennsyl-
vania, bounded and described in accordance with a survey and plan
thereof made by Damon and Foster, Civil Engineers, Sharon Hill,
Pennsylvania, dated November 11, 1957, and revised December 6,
1957, as follows:

BEGINNING at a point in the title line in the bed of Marsh
Road (33' wide) at the distance of three hundred five feet and
twenty-five one-hundredths of a foot (305.25') measured South
forty-nine degrees twenty-one minutes twenty-eight seconds East
(S. 49° 21' 28" E.) along the aforesaid title line from its
intersection with the title line in the bed of Maple Road, produced
southwestwardly, said point also being in line of ground of the
Philadelphia Electric Company, formerly of Albert E. Frank, et ux,
at a corner common to ground herein described and ground now or late
of John P. Simpson and extending thence from said point of beginning
through the bed of Marsh Road and along ground of Philadelphia
Electric Company, formerly of Albert E. Frank, et ux, North sixty-
two degrees fifty-one minutes forty-six seconds East (N. 62° 51' 46"
E.) four hundred forty-one feet and eighty-two one-hundredths of a
foot (441.82') to a point in line of ground now or late of Arnold
W. Rasmussen, a corner common to ground herein described and last
mentioned ground; thence along said ground of Arnold W. Rasmussen
the two (2) following courses and distances: (1) South thirty
degrees twenty-seven minutes fifty-eight seconds East (S. 30° 27'
58" E.) sixteen feet and fifty one-hundredths of a foot (16.50') to
a point and (2) South twenty-eight degrees fifty-seven minutes
fifty-eight seconds East (S. 28° 57' 58" E.) eight hundred fifty-
eight feet (858') to a point in the bed of Big Thoroughfare Creek
and in line of ground now or late of the Commissioners of Delaware
County; thence along the last mentioned ground within the bed of
said Big Thoroughfare Creek the two (2) following courses and
distances: (1) North eighty-five degrees fifty-three minutes two
seconds West (N. 85° 53' 02" W.) two hundred sixty-two feet and
ninety-nine one-hundredths of a foot (262.99') to a point and (2)
South seventy-seven degrees fifty minutes twenty-two seconds West

(S. 77° 50' 22" W.) two hundred eighty-seven feet and twenty-eight one-hundredths of a foot (287.28') to a point, a corner common to ground herein described and ground now or late of the Commissioners of Delaware County, ground of the Estate of Lizzie F. Boom and ground now or late of John P. Simpson and thence along ground now or late of John P. Simpson and partly within the bed of said Marsh Road North twenty-four degrees twenty-one minutes twenty-eight seconds West (N. 24° 21' 28" W.) six hundred sixty-four feet and thirteen one-hundredths of a foot (664.13') to the first mentioned point and place of beginning.

BEING the same premises which JOHN L. PEARSON acquired in fee, by two (2) separate Indentures, ONE THEREOF from JOHN MOBLITZ, by Indenture bearing date the thirty-first day of July, A.D. 1813, and recorded in the Office for the Recording of Deeds &c., in and for the County of Delaware, aforesaid, in Deed Book "R", page 506 &c., AND THE OTHER THEREOF from PETER LONGACRE, ET UX, ET AL, by Indenture bearing date the twenty-sixth day of September, A.D. 1829 and recorded in the Office aforesaid, in Deed Book "R", page 566 &c.

AND the said JOHN L. PEARSON being so thereof seized departed this life on or about the seventeenth day of April, A.D. 1842, leaving a Will dated the twentieth day of September, A.D. 1841, duly proved and registered at Media in Will Book "D", page 8, wherein he devised the said premises unto PERRY C. PIKE for life and after his death to his lawful child or children and to their heirs and assigns subject to the payment of an annuity of \$50.00 a year payable to his sister HANNAH during her life, provided such child or children live to the age of twenty-one years;

AND the said HANNAH PEARSON has since departed this life;

AND the said PERRY C. PIKE departed this life on or about the seventh day of November, A.D. 1895, leaving to survive him a son ISAAC S. PIKE, a daughter PRISCILLA K. PIKE (LATER LEVIS) and a granddaughter LIZZIE MAY PIKE who was the daughter of his deceased son PEARSON PIKE;

AND the said PEARSON PIKE (son of the said PERRY C. PIKE) predeceased his father and departed this life on or about the twenty-seventh day of July, A.D. 1874, leaving a Will dated the sixth day of July, A.D. 1874, duly proved and registered at Media in Will Book "F", page 344, in which the said testator failed to provide for the disposition of his real estate upon his daughter reaching the age of twenty-one years, therefore dying intestate as to the above described premises;

AND the Orphans Court of Delaware County as of No. 4385 by decree dated the twenty-sixth day of December, A.D. 1893, the ESTATE OF PEARSON PIKE, deceased, was awarded to his daughter LIZZIE MAY PIKE:

AND the said LIZZIE MAY PIKE, being so seized of a one-third interest in fee departed this life on or about the second day of August, 1895, leaving a Will dated the twenty-fifth day of July A.D. 1895, duly proved and registered at Media in Will Book "M", page 270, wherein and whereby she gave the principal of the estate she inherited through her father PEARSON PIKE from the said JOHN L. PEARSON to JOHN B. HINKSON, IN TRUST, to pay the income to her mother ELIZABETH C. ASHENFELTER for life and on her death to pay the principal to the BAPTIST ORPHANAGE at Angora, Pa.;

AND the said LIZZIE MAY PIKE, having died within the space of thirty days after making her said Will the bequest to the BAPTIST ORPHANAGE of Angora, Pa., was void under the Acts of Assembly of the Commonwealth of Pennsylvania;

AND the said LIZZIE MAY PIKE departed this life unmarried and without issue and her Estate vested in her mother ELIZABETH C. ASHENFELTER;

AND the said ELIZABETH C. ASHENFELTER and FRANK P. ASHENFELTER, her husband, desiring that the provisions of the Will of her daughter LIZZIE MAY PIKE be carried out, granted and conveyed all her interest in the ESTATE OF LIZZIE MAY PIKE, deceased, unto the said JOHN B. HINKSON, TRUSTEE, and upon her deceased to grant and convey, transfer and hand over to the BAPTIST ORPHANAGE (now located in the City of Philadelphia, Pa.) and its successors;

AND the said ELIZABETH C. ASHENFELTER departed this life on or about the twenty-second day of July, A.D. 1911, whereby the said one-third interest of LIZZIE MAY PIKE vested in the BAPTIST ORPHANAGE, a Pennsylvania corporation, one of the present grantors;

AND the said ISAAC S. PIKE, being seized of a one-third interest, departed this life on or about the twenty-third day of January, A.D. 1916, leaving a Will dated the twentieth day of November, A.D. 1915, duly proved and registered at Media in Will Book 27, page 385, wherein and whereby he devised a one-third interest in his real estate to his widow, ANNIE C. PIKE for life with remainder over to his children PEARSON E., WILLIAM S., PRISCILLA K., PERRY C., LILLIAN M., ISAAC S. share and share alike, and he further devised the remaining two-thirds interest in his Estate unto his said children, share and share alike;

AND the said ANNIE C. PIKE departed this life on or about May 3, 1940;

AND the said PRISCILLA K. LEVIS being so seized of a one-third interest in the above described premises departed this life on or about April 16, 1931, leaving Will dated January 6, 1922, duly proved and registered at Media in Will Book 54, page 71, wherein and whereby she devised the residue of her Estate to her nieces and nephews DR. PERRY C. PIKE; PEARSON E. PIKE; WILLIAM S. PIKE; DR. ISAAC S. PIKE; PRISCILLA K. PIKE and LILLIAN M. APPLETON, share and share alike.

TOGETHER with all and singular the improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors and Assigns forever.

AND the said PEARSON E. PIKE and LILLIAN M. APPLETON, for themselves and their Heirs, Executors, and Administrators do by these presents covenant, grant and agree, to and with the said Grantee, its Successors and Assigns, that they, the said PEARSON E. PIKE and LILLIAN M. APPLETON and their Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, against them, the said PEARSON E. PIKE and LILLIAN M. APPLETON and their Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from, or under him, her, them or

any of them, Shall and Will WARRANT and forever DEFEND.

AND the said BAPTIST ORPHANAGE, for itself and its Successors does by these presents covenant, grant and agree to and with the said Grantee, its Successors and Assigns, that it, the said BAPTIST ORPHANAGE and its Successors all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, against it, the said BAPTIST ORPHANAGE and its Successors, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, Shall and Will WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the said PEARSON E. PIKE and LILLIAN M. APPLETON have hereunto set their hands and seals and the said BAPTIST ORPHANAGE has caused its common or corporate seal to be hereunto affixed, duly attested, the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Anna Stella P. [unclear]
Anna B. P.

Pearson E. Pike (SEAL)
Pearson E. Pike
Lillian M. Appleton (SEAL)
Lillian M. Appleton

BAPTIST ORPHANAGE

By *Charles S. Walton* (CORP SEAL)
President

Attest: *Walton M. Henry*
Secretary

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF *Lancaster*

On this, the *23rd* day of *March*, 195*9*,
before me, *a notary public*, the undersigned officer,
personally appeared PEARSON E. PIKE, Singleman, known to me (or
satisfactorily proven) to be the person whose name is subscribed
to the within instrument, and acknowledged that he executed the
same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Anna B. [unclear]
Notary Public
March 23, 1959 (NOT SEAL)

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Delaware

On this, the 25th day of March, 1958,
before me, a notary public, the undersigned officer,
personally appeared LILLIAN M. APPLETON, widow, known to me (or
satisfactorily proven) to be the person whose name is subscribed
to the within instrument, and acknowledged that they executed the
same for the purposes therein contained.

In Witness Whereof, I hereunto set my hand and official seal.

Anna B. Pyle
Notary Public
Comm exp 1/10/59

NOT
SEAL

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Delaware

On this, the 31ST day of March, 1958,
before me, a notary public, the undersigned officer,
personally appeared Charles S. Hutton who acknowledged
himself to be the President of BAPTIST ORPHANAGE, a corpora-
tion, and that he as such President, being authorized to do
so, executed the foregoing instrument for the purposes therein
contained by signing the name of the corporation by himself as
President.

In Witness Whereof, I hereunto set my hand and official seal.

Melvin S. Miller
Notary Public
Comm exp 12/2/58

NOT
SEAL

B-877-377-8 PE-1616

D E E D

PEARSON F. PIKE,
Singleman,
LILLIAN M. APPLETON,
Widow,
and
BAPTIST ORPHANOGE

to

PHILADELPHIA ELECTRIC COMPANY

Premises:

Fotcroft Borough
Delaware County
Pennsylvania

The residence of the within-named Grantee is
1000 Chestnut Street, Philadelphia 5, Pa.

On behalf of said Grantee

Commonwealth Land Title Insurance Company

No. B-877-377-M

PHILADELPHIA, December 9,

1957

The premises endorsed hereon are subject to the following items, which will be excepted in the policy unless removed:

MORTGAGES	None.
TAXES	Receipts for all taxes for years 1952 to 1956 Incl. must be produced. Taxes due for current year 1957.
WATER RENTS	Possible unpaid bills; no liability is assumed.
SEWER RENTS	Receipts for sewer rents for years 1952 to 1956 Incl. must be produced. Sewer rents due for current year 1957.
MECHANICS AND MUNICIPAL CLAIMS	Liability for any unfiled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done. None.
JUDGMENTS	None.
OBJECTIONS	A Title to that portion of premises in bed of Marsh Road is subject to public and private rights therein. B Survey to be produced and description verified. C Stream of water flows along the premises; subject to the riparian rights of owners of ground abutting said stream. D Subject to Right of Way granted to National Transit Co. dated 4/25/1896 and recorded in Deed Book Z-9 page 152. (attached) E Subject to Right of Way granted to National Transit Co. dated 11/29/1898 and recorded in Deed Book C-10 page 461 (attached) F Subject to Pipe Line Agreement between Isaac S. Pike and John B. Barbour dated 10/5/1882 recorded in Deed Book M-5 page 181 (attached) G Articles of Incorporation of Baptist Orphanage of Philadelphia to be produced as required by the Non-Profit Corp. Law of 5/5/1933 P.L. 289 and recorded in the Office for the Recording of Deeds. H Liability to the Commonwealth of Pennsylvania for any unexpended balance of State appropriations under the provisions of the Act of 6/9/1911 P.L. 736.

(continued over)

Possible additional assessment for school taxes under Act of Jan. 14, 1932, P.L. 1944, relating to 3rd and 4th Class School Districts, or township taxes under Act of July 1, 1935, P.L. 219, relating to 1st Class Townships. Terms and conditions of any unrecorded lease.
Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose or which are visible on the ground.
Subject to the payment of state and local real estate transfer taxes.
Proof that all parties in this transaction are of full age and legally competent.
Proof that this transaction is not within the Bankruptcy or Insolvency Acts.
The following items are not objections to title, but are furnished for information only.

NOTICE

PRODUCE TAX, WATER AND SEWER RENT BILLS OR RECEIPTS FOR CURRENT YEAR

Information relating to street improvements, except where the improvement is completed, for which a lien can be filed, not being within the scope of title insurance, is not certified.

When the transaction is settled and the papers recorded (which recording should be done by the Company), a Policy of Insurance of this Company will be issued for \$
in conformity with appl-
cation and this marked Report.

12-20-56

William C. Neil
ASST. VICE PRESIDENT

DARBY 001471

OBJECTIONS cont'd:-

- I. Proof that John L. Pearson Grantee in deed from Peter Longacre et ux et-al dated 9/26/1829 recorded in Deed Book R page 566 and Grantee in deed from John Noblitt et ux dated July 31, 1813 recorded in Deed Book R page 506 was the Testator who died April 17, 1842 leaving Will dated September 20th, 1841 and duly proved and registered at Media, in Will Book D page 8.
- J. Proof of death of Perry C. Pike Life Tenant under the Will of John L. Pearson, deceased.
- K. Proof of all the lawful child or children of the said Perry C. Pike, deceased and proof that they lived to attain the age of 21 years and were so qualified as remaindermen under the Will of the said John L. Pearson, deceased.
- L. Proof of death of Hannah Pearson, sister of John L. Pearson deceased and annuitant under his Will.
- M. Proof that Lizzie May Pike Granddaughter of Perry C. Pike, deceased and one of the remaindermen under the Will of John L. Pearson deceased was the Testatrix who died August 2nd, 1895 leaving Will dated July 25th, 1895 duly proved and registered at Media in Will Book M page 270.
- N. Proof that Isaac S. Pike one of the children of Perry C. Pike deceased and remainderman under the Will of John L. Pearson deceased was the Testator who died January 23rd, 1916 leaving will dated November 20th, 1916 duly proved and registered at Media in Will Book 27 page 385.
- O. Proof of death of Annie C. Pike widow of the said Isaac S. Pike and Life Tenant under his Will.
- P. Proof that Priscilla K. Levis (nee Pike) one of the children of Perry C. Pike deceased and remainderman under the Will of John L. Pearson deceased was the Testatrix who died April 16th, 1931, leaving Will dated January 6th, 1922 duly proved and registered at Media in Will Book 54 page 71.
- Q. Legacies under the Will of Priscilla K. Levis, deceased.
- R. Proof of death of Elizabeth C. Ashenfelter (nee Pike) widow of and Life Tenant under the Will of Pearson Pike, deceased.
- S. Married name of Priscilla K. Pike, one of the present Grantors, to be furnished and further searches made.
- T. Proof that Pearson E. Pike, William S. Pike, Priscilla K. Pike, Perry C. Pike, Isaac S. Pike and Lillian P. Appleton, present Grantors are the devisees under the Wills of Isaac S. Pike and Priscilla K. Levis, deceased.
- U. Proof of death of Reese T. Levis, husband of and Life Tenant under the Will of Priscilla K. Levis, deceased.

INSTRUMENTS TO BE PRODUCED AND RECORDED

Deed: Pearson E. Pike and _____ his wife; William S. Pike and _____ his wife; Priscilla K. Pike and _____ her husband; Perry C. Pike and _____ his wife; Isaac S. Pike Jr and _____ his wife; Lillian P. Appleton and _____ her husband and The Baptist Orphanage of Angora
 to Philadelphia Electric Company (Pa Corp)
 dated _____ and recorded _____

RECITAL

SEE PAGE 3 for Recital

HEING as to premises "A" the same premises which John Noblitt et ux by Indenture bearing date the 31st day of July AD 1813 recorded in Deed Book "R" page 506 at Media granted and conveyed unto John L. Pearson in fee.
AND HEING as to Premises "B" the same premises which Peter Longacre et ux et al by Indenture bearing date the 26th day of September AD 1829 and recorded in Deed Book "R" page 566 at Media granted and conveyed unto the said John L. Pearson in fee.

AND the said John L. Pearson being so thereof seized departed this life on or about the 17th day of April AD 1842 leaving a will dated the 20th day of Sept. AD 1841 duly proved and registered at Media in Will Book "D" page 8 wherein he devised the said premises unto Perry C. Pike for life and after his death to his lawful child or children and to their heirs and assigns subject to the payment of an annuity of \$50.00 a year payable to his sister Hannah during her life, provided such child or children live to the age of 21 years.

AND the said Hannah Pearson his since departed this life.

AND the said Perry C. Pike departed this life on or about the 7th day of November AD 1895 leaving to survive him a son Isaac S. Pike, a daughter Priscilla K Pike (later Lewis) and a granddaughter Lissie May Pike who was the daughter of his deceased son Pearson Pike.

AND the said Pearson Pike (son of the said Perry C. Pike) predeceased his father and departed this life on or about the 27th day of July AD 1874 leaving a will dated the 6th day of July AD 1874 duly proved and registered at Media in Will Book "P" page 344 in which the said testator failed to provide for the disposition of his real estate upon his daughter reaching the age of 21 years therefore dying intestate as to the above described premises.

AND the Orphans Court of Delaware County ss of No. 4385 by decree dated the 26th day of December AD 1893 the Estate of Pearson Pike deceased was awarded to his daughter & Lissie May Pike.

AND the said Lissie May Pike, being so seized of a one third interest in fee departed this life on or about the 2nd day of August 1895 leaving a will dated the 25th day of July AD 1895 duly proved and registered at Media in Will Book "M" page 270 wherein and whereby she gave the principal of the estate she inherited through her father Pearson Pike from the said John L. Pearson to John B Hinkson in trust to pay the income to her mother Elizabeth C Ashenfelter for life and on her death to pay the principal to the Baptist Orphanage at Angora, Pa.

AND the said Lissie May Pike, having died within the space of 30 days after making her said will the bequest to the Baptist Orphanage of Angora, Pa., was void under the Acts of Assembly of the Commonwealth of Pennsylvania. AND the said Lissie May Pike departed this life unmarried and without issue and her Estate vested in her mother Elizabeth C. Ashenfelter.

AND the said Elizabeth C. Ashenfelter and Frank P. Ashenfelter her husband desiring that the provisions of the will of her daughter Lissie May Pike be carried out granted and conveyed all her interest in the Estate of Lissie May Pike deceased unto the said John B. Hinkson Trustee and upon her deceased to grant and convey, transfer and hand over to the Baptist Orphanage (now located in the City of Philadelphia, Pa.) and its successors.

AND THE SAID Elizabeth C. Ashenfelter departed this life on or about the 22nd day of July AD 1911, whereby the said one third interest of Lissie May Pike vested in the Baptist Orphanage, a Penna. corporation, one of the present grantors.

AND the said Isaac S. Pike being seized of a one third interest departed this life on or about the 23rd day of January AD 1916 dated the 20th day of November AD 1915 wherein and whereby he devised a one third interest in his real estate to his widow Annie C. Pike for life with remainder over to his children Pearson E., William S., Priscilla K., Perry C., Lillian M., Isaac S. share and share alike

AND he further devised the remaining two-thirds interest in his Estate unto his said children share and share alike.

AND the said Priscilla K. Lewis being so seized of a one-third interest in the above described premises departed this life on or about 4/16/1931 leaving Will dated 1/6/1922 duly proved and registered at Media in Will Book 54 page 71 wherein and whereby she devised the residue of her Estate to her nieces and nephews Dr. Perry C. Pike, Pearson E. Pike, William S. Pike, Dr. Isaac S. Pike, Priscilla K. Pike and Lillian M. Appleton, share and share alike.

DELAWARE COUNTY

RIGHT OF WAY: Isaac S Pike and Annie Pike
to
The National Transit Company, its successors and assigns,
Dated 11/29/1898 Recorded 1/11/1899 Deed Book C-10 page 161

GRANTING the right of way to lay, maintain and operate pipe lines for the transportation of oil, and erect, maintain and operate a telegraph line, if the same shall be found necessary, over and through our lands in Darby Township, County of Delaware, Pennsylvania, bounded and described as follows:
BEING 6 acres, 8 acres and 3 acres respectively bounded Westerly by Hook Road, Easterly by Boon lands and the 8 acres is bounded Easterly and Westerly by lands of Mrs. Lissie F. Boon and Wm. H. Harrison with ingress and egress to and from the same. The said Isaac S. and Annie Pike to fully use and enjoy the said premises except for the purpose hereinbefore granted to said party of the second part, which hereby agree to pay any damages which may arise to crops or fences from the laying, erecting, maintaining or operating of said pipe and telegraph lines, said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by said Isaac S. and Annie Pike, their heirs or assigns; one by party of second part, its successors or assigns, and the third by the two so appointed as aforesaid and the award of such three persons or any two of them shall be final and conclusive.

DELAWARE COUNTY

RIGHT OF WAY: Isaac S. Pike for Pearson Pike
To
John B. Barbour
Dated 10/5/1882 Recorded 12/7/1882 Deed Book M-5 page 181

GRANTING the right of way to lay pipes for the transportation of Petroleum; construct and maintain a telegraph line and operate the same, on, over and through his lands in Darby Township, Smith's Island, County of Delaware, State of Pennsylvania, bounded on the North by Little Thoroughfare Creek, on the East by lands of Isaac F. Jones, on the South by Darby Creek and on the West by Darby Creek, together with all the rights and privileges incident and necessary to the enjoyment of this grant and the removal of said pipes and telegraph line.

In further consideration of said grant and demise, the party of the second part hereby agrees to bury the said pipes a sufficient depth so as to not interfere with the cultivation of the soil, and to pay any and all damages which may arise from the laying, maintaining or operating of said pipe lines, said damages if not mutually agreed upon to be ascertained and determined by three disinterested persons on oath, one thereof to be appointed by the party of the first part, his heirs or assigns, one by the party of the second part, his heirs or assigns, and the third by the two so appointed as aforesaid, and the award of such three persons shall be final and conclusive.

RIGHT OF WAY: Anna C. Pike and Isaac S. Pike
To
National Transit Company
Dated 4/25/1896 Recorded 3/18/1897 Deed Book Z-9 page 162

GRANTING the right of way to construct, maintain and operate a telegraph line over and through my lands in Darby Township, County of Delaware, State of Pennsylvania, bounded and described as follows:

BEING 3 acres more or less bounded West by lands of David Lewis, East by lands of Boon and others, North by a lane, South by water with ingress and egress to and from the same.

The said Anna Pike to fully use and enjoy the said premises except for the purpose hereinbefore granted to the said National Transit Company, which hereby agrees to pay any damages which may arise to crops, or fences from the laying, maintaining or operating of said lines, said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the said Anna Pike, her heirs and assigns; one by the said National Transit Company, its successors or assigns, and the third by the two so appointed as aforesaid, and the award of such three persons or any two of them, shall be final and conclusive. The said telegraph line to be erected along and near to the shore line (at high tide) of said land.

BLOCK LOT

APPL. NO.

B-877-377-M

Folcroft Boro
Del. Co., Pa.

Title Report

B-877-377-M

Commonwealth Land Title Insurance Company

Main Office:
1510 WALNUT STREET
PHILADELPHIA 2, PENNA.

Send a copy of this Report to the Grantor
or Mortgagor so that all objections may be
removed or explained before settlement.

193-00-87

DARBY 001476

PRELIMES:
ALL THAT CERTAIN tract or parcel of ground SITUATE in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Demson and Foster, Civil Engineers, Sharon Hill, Pennsylvania dated November 11, 1957 and revised December 6, 1957, as follows:
BEGINNING at a point in the title line in the bed of Marsh Road (33 feet wide) at the distance of 305.25 feet measured South by degrees 21 minutes 28 seconds East along the aforesaid title line from its intersection with the title line in the bed of Maple Road, produced Southwestwardly, said point also being in line of ground of the Philadelphia Electric Company, formerly of Albert E. Frank, et ux, at a corner common to ground herein described and ground now or late of John P. Simpson and extending thence from said point of beginning through the bed of Marsh Road and along ground of Philadelphia Electric Company, formerly of Albert E. Frank, et ux, North 62 degrees 51 minutes 46 seconds East 111.82 feet to a point in line of ground now or late of Arnold W. Basmusen a corner common to ground herein described and last mentioned ground; thence along said ground of Arnold W. Basmusen the two following courses and distances: (1) South 30 degrees 127 minutes 58 seconds East 16.50 feet to a point and (2) South 28 degrees 57 minutes 58 seconds East 858 feet to a point in line of ground now or late of the Commissioners of Delaware County; thence along the last mentioned ground the two following courses and distances: (1) North 85 degrees 53 minutes 02 seconds West 262.99 feet to a point and (2) South 77 degrees 50 minutes 22 seconds West 287.28 feet to a point, a corner common to ground herein described and ground now or late of the Commissioners of Delaware County; ground of the Estate of Lazelle F. Boom and ground now or late of John P. Simpson and thence along ground now or late of John P. Simpson and partly within the bed of said Marsh Road North 24 degrees 21 minutes 28 seconds West 664.13 feet to the first mentioned point and place of beginning.

Third Floor -- 1008 Walnut Street

December 8, 1959

FROM: R. W. Smith

TO: John L. Sunday, Manager
Property Records

SUBJECT: Transfer of items on the books of
Philadelphia Electric Company
Files PE- 1607, 1608, 1610, 1611, 1612,
1613, 1615, 1616, 1617, 1624, 1628, 1633,
1637, 1643, 1644, 1669, 1690

On March 6, 1959, we forwarded you a letter requesting transfer of several amounts of items on the files noted in the subject above from the temporary work order to C.A. 814507-101 which totals \$92,844.84. The transfers should have been made to C.A. 814508-101.

Will you please arrange to have this transfer made prior to the end of this year.



Real Estate Department

RWS:jtb

Third Floor -- 1008 Walnut Street

August 10, 1959

FROM: R. W. Smith
TO: John L. Sunday, Manager
Property Records
SUBJECT: Transfer of item on the books of
Philadelphia Electric Company
File PE-1616 ✓

Will you please arrange to transfer the following amount covering the proportionate share of the Real Estate Department's expenses on the above captioned case number which was charged to the wrong capital authorization in error. Will you please make this transfer to the proper capital authorization as follows:

Debit:	C.A. 814508-101	\$159.81
Credit:	C.A. 723617-102	\$159.81
	1958 right of way Grant charges	

R. W. S.
Real Estate Department

RWS:jtb

W
VAE

DARBY 001478

ACQUISITION OF GROUND

FOR THE

DARBY CREEK TRANSMISSION LINE RIGHT OF WAY

April 25, 1958
File: PE-1616

Philadelphia Electric Company, by Deed dated March 25, 1958 (final settlement April 1, 1958) acquired from Pearson E. Pike, et al, all their right, title and interest (being a five-ninths interest) of, in and to property situate at the end of Marsh Road, south of Maple Road and extending southwardly to Big Thoroughfare in Folcroft Borough, Delaware County, Pennsylvania, and more particularly shown on the blueprint plan hereto attached and made a part hereof.

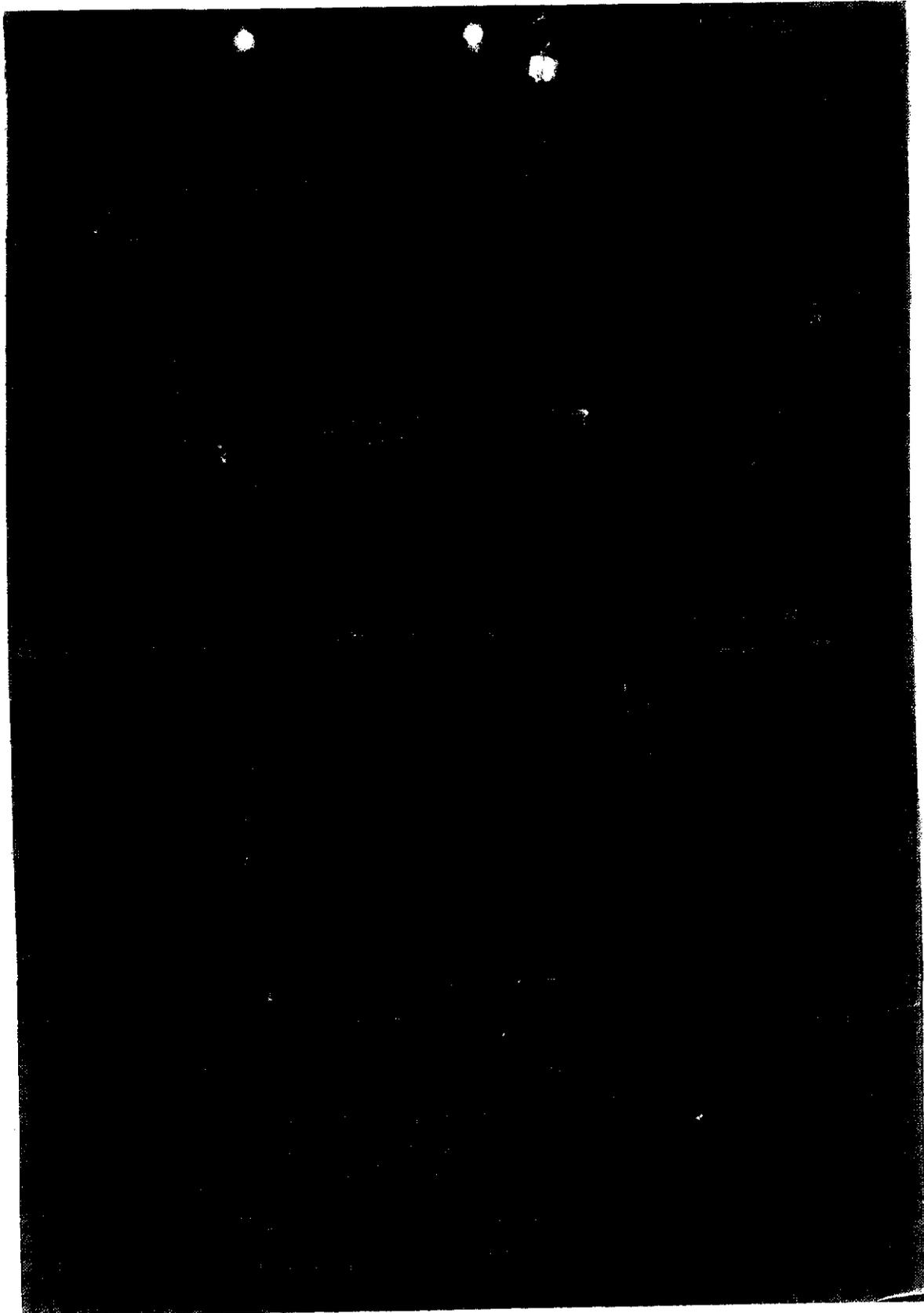

H. J. McQuiston
Real Estate Agent

HGL:ede

Attachment

- Route #1 - K. M. Irwin
- Route #2 - W. H. Jones
R. J. Fox
R. R. MacKay, Jr.
- Route #3 - E. B. Shew
- Route #4 - G. S. VanAntwerp
H. MacVaugh
C. W. Iles
J. VanName
- Route #5 - J. B. Murray
- Route #6 - E. W. Carson
F. B. Reiter, Jr.
For your files
(2 plans)

Handwritten initials and date:
JD
4/22/58



GEORGE O. PHILIPS
FRANCIS X. QUINN
J. ERNEST NACHOD

LAW OFFICES
804 FIDELITY-PHILADELPHIA TRUST BUILDING
123 SOUTH BROAD STREET
PHILADELPHIA 9
April 20, 1959

RECEIVED		
APR 22 1959		
[Handwritten initials]		
FILE	FILE	FILE

Philadelphia Electric Company
1000 Chestnut Street
Phila., Pa.

Attention: Mr. Schenk - Right-of-Way Division
Your file: PE - 1616

Gentlemen:

I am writing at the suggestion of Romain Hassrick, Esquire, who represented the Baptist Orphanage in the sale to Philadelphia Electric Company of a right-of-way across certain land in the Borough of Folcroft. I represent a person who is about to purchase the interest of the Baptist Orphanage in said land and Mr. Hassrick wants me to order title insurance through the same insurance company so as to make it easier for the Baptist Orphanage to assemble the necessary title data.

Therefore, it would be very much appreciated if you would give me the number of the title insurance policy issued by Commonwealth Land Title Insurance Company to Philadelphia Electric Company in connection with the purchase.

Very truly yours,

George O. Philips
GEORGE O. PHILIPS

GOP:dd

Handwritten notes:
To Mr. Schenk
173-119

Third floor -- 1000 Walnut Street

March 6, 1959

To: J. E. Smith

John L. Sunday, Manager
Property Records Division

Transfer of items on books of
Philadelphia Electric Company
Files 10-1607, 1608, 1610, 1611, 1612, 1613, 1615,
1616, 1617, 1624, 1626, 1632, 1637, 1643, 1646, 1649,
1650

Will you please arrange to transfer the following amounts
which are charged to the temporary work order pending the final
determination of the proper capital authorization to be charged.
These amounts should be transferred on the books of Philadelphia
Electric Company as follows:

Debit:

10-14507-101		92,844.64
10-14950-101		
(10-1607)	1957 Dec. Cash Journal Entry	4.50
(10-1608)	1958 March Cash Journal Entry	7.50
(10-1610)	1957 Nov. Cash Journal Entry	4.50
(10-1612)	1957 Dec. Cash Journal Entry	10.50
(10-1613)	1957 Dec. Cash Journal Entry	6.50
(10-1615)	1958 August Cash Journal Entry	12.75
(10-1616)	1958 April Cash Journal Entry	4.50
(10-1624)	1957 Oct. Cash Journal Entry	6.50
(10-1626)	1958 Cash Journal Entry (July)	15.00
(10-1632)	1958 Feb. Cash Journal Entry	5.90
(10-1637)	1958 May Cash Journal Entry	4.50
(10-1643)	1958 Nov. Cash Journal Entry	4.50
(10-1649)	1958 Oct. Cash Journal Entry	6.50
	Total	92,935.09

Credit:

10-14950-101		
(10-1607)	1957 Voucher J-2500	968.75
	1957 Voucher J-	100.00
	1958 Feb.	191.00

John L. Sunday

-2-

March 6, 1959

(6-1808)	1956 May	9.00
	1957 Petty Cash (May)	10.00
	1958 Voucher #3211	7,082.00
	1958 Voucher #2803	27.50
	1958 Feb.	243.00
(6-1810)	1957 Voucher #6320	1,276.65
	1957 Petty Cash (June)	10.00
(6-1811)	1957 Voucher #3012	105.00
	1958 Petty Cash (Jan.)	5.00
	1958 Petty Cash (May)	5.00
(6-1812)	1957 Petty Cash (March)	20.00
	1957 Petty Cash (July)	10.00
	1957 Voucher L-2727	14,837.45
	1958 Feb.	215.00
(6-1813)	1957 Petty Cash (March)	10.00
	1957 Voucher L-2728	5,014.10
	1958 Feb.	215.00
	1959 March	125.00
(6-1815)	1957 August	125.00
	1958 Voucher #693	20,316.50
	1959 March	125.00
(6-1816)	1957 Voucher #4585	10.00
	1957 Voucher #306	10.00
	1957 Voucher #307	10.00
	1957 Voucher #4627	381.59
	1958 Feb.	215.00
	1958 April	27.50
(6-1817)	Petty Cash (Oct.) 1957	4.75
(6-1818)	Petty Cash (April) 1957	10.00
	1957 Voucher J-5847	1,464.75
(6-1818)	1957 Voucher (June)	150.00
	1957 Voucher #679	1,080.00
	1958 April	150.00
	1958 Voucher F-2891	24,698.50
(6-1818)	1957 Voucher #6305	10.00
	1958 Voucher #6327	3,597.60
	1958 Feb.	151.00
(6-1817)	1957 Petty Cash (Oct.)	10.00
	1958 Voucher (April)	250.00
	1958 Voucher #1736	457.55

John L. Sunday

-3-

March 6, 1959

(6-1683)	letty cash (July)	10.00
	1958 checker -4119	4,113.40
	1958 checker	85.00
(6-1684)	1957 letty cash	10.00
(6-1689)	1957 letty cash (Nov.)	10.00
	1958 bill	150.00
	1959 checker -275	2,091.20
(6-1690)	1953 checker -3295	10.00
	1958 checker -810	91.00
	1958 letty cash (Oct.)	1.10
Total -		692,915.09

R. H. S.
 Cal State Department

100:JLB

ck # 4588
5/24/57

May 21, 57

TEN and 00/100 ----- THE BAPTIST ORPHANAGE -----

10.00

.. For payment for Option for parcel of ground situate
in Borough of Folcroft, Delaware County, Pa.
(File PE-1616)

(Please send check to Mr. H. J. McQuiston, 3rd floor, 1008 Walnut Street)

349950.101 6-1616 10 00 ✓

Ex. # F-386
6/3/57

May 31, 57

HARRY H. APPLETON and LILLIAN P. APPLETON

TEN and 00/100 ----- 10.00

Consideration for option to purchase interest in parcel of
ground in Folcroft Borough, Delaware County, Pa.

File PE-1616

(Please send check to Mr. H. J. McQuiston, 3rd floor, 1008 Walnut Street_)

349950.101 6-1616 10 00 ✓

P.A.# F-387
6/3/57

May 31, 57

PEARSON E. PIKE

TEN and 00/100 ----- 10.00

Consideration for option to purchase interest in parcel of
ground situate in Folcroft Borough, Delaware County, Pa.

File PE-1616

(Please send check to Mr. H. J. McQuiston, 3rd floor, 1008 Walnut Street)

349950.101 6-1616 10 00 ✓

December 19, 57

ck 12/21/57
M 46v7

COMMONWEALTH LAND TITLE INSURANCE COMPANY

EIGHT HUNDRED EIGHTY-ONE AND 59/100- - - - - 881.59

Balance of funds required for the purchase of the right, title and interest in a tract or parcel of ground situate on Marsh Road in the Borough of Folcroft, Delaware County, Pa. from Pearson E. Pike, et al.

File PE-1616

(Please send check to H. J. McQuiston, 3rd floor, 1008 Walnut Street)

W.O. 349950-101 6-1616 \$881 59 ✓

40-20-20

CO

App. No. B-577-377

FILED
1000
FRI
AUG

RECEIVED

File - BE - 1616

WHEN REMITTING

Third Floor -- 1008 Walnut Street

April 28, 1958

FROM: R. W. Smith
TO: C. Winner, Treasurer
SUBJECT: Commission on Title Insurance
Files PE-1516, 1616 and 1651

Herewith are checks of Commonwealth Land Title Insurance Company to the order of H. J. McQuiston, Agent, and endorsed by him to Philadelphia Electric Company, one in the amount of \$38.50 for commission on title insurance secured in connection with the acquisition of premises in Bristol Township, Bucks County, Pennsylvania; another check in the amount of \$4.50 for commission in connection with the acquisition of property on Marsh Road in Felcroft Borough, Delaware County, Pennsylvania and another check for \$4.50 for commission in connection with property in Edgemount Township, Delaware County, Pennsylvania. The amount of these checks should be credited on the books of Philadelphia Electric Company as follows:

W.O. 349950-101

(6-1516)
(6-1616)

\$38.50
~~\$4.50~~

C.A. 723617-102

\$4.50

Will you please acknowledge receipt of these checks on the enclosed carbon copy of this letter.

H. J. McQuiston
Real Estate Department

RWS:jtb
Enclosures (3)

cc H. J. McQuiston

Consideration	835.83
Ack.	2.50
Adj. Taxes	momentaneous
	<hr/>
	\$ 835.83

Paid on account	30.00
	<hr/>
	\$ 805.83

Title Insurance	50.00 ✓
Record Deed	8.00 ✓
U.S. Doc. Stamps	1.10 ✓
Pa. 1% Stamps	8.33 ✓
Twp. 1% Stamps	8.33 ✓
	<hr/>
	\$ 881.59

P.E.C. to pay all
stamps as per list.

Copy - Service
P.E.C. - 10/16/57
L.A. - 10/16/57
7/11/57
2/1/57

803.33
 2314
 $36 \overline{) 833.33}$
 72
 113
 108
 53
 134
 144
 144
 2

2324
 12
 4628
 2314
 27768

41
 $36 \overline{) 500}$
 144
 606
 330
 240

File: PE-1616

April 7, 1958

Romain C. Hoserick, Esquire
1730 Land Title Building
Philadelphia 10, Pa.

Dear Sir:

Enclosed is a copy of the sheet you
signed for The Baptist Orphanage showing
the proceeds of the sale in Folcroft Borough,
Delaware County, Pennsylvania.

We thank you again for your cooperation.

Very truly yours,


H. M. Schenk
Right of Way Section

FMS:RIB

Enc.

File: PE-1616

April 7, 1958

Mr. Pearson E. Pike
State Road
Media, Pa.

Dear Mr. Pike:

Enclosed is a copy of the sheet you
signed showing the proceeds of the sale in
Folcroft Borough, Delaware County, Pennsylvania.

We thank you again for your co-operation.

Very truly yours,


H. M. Schenk
Right of Way Section

HM:mit

Enc.

File: PE-1616

April 7, 1958

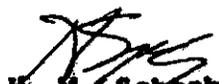
Hugh Bonner, Esquire
12 South Avenue
Media, Pa.

Dear Sir:

Enclosed is a copy of the sheet you
signed for Mrs. Lillian P. Appleton, showing
the proceeds of the sale in Folcroft Borough,
Delaware County, Pennsylvania.

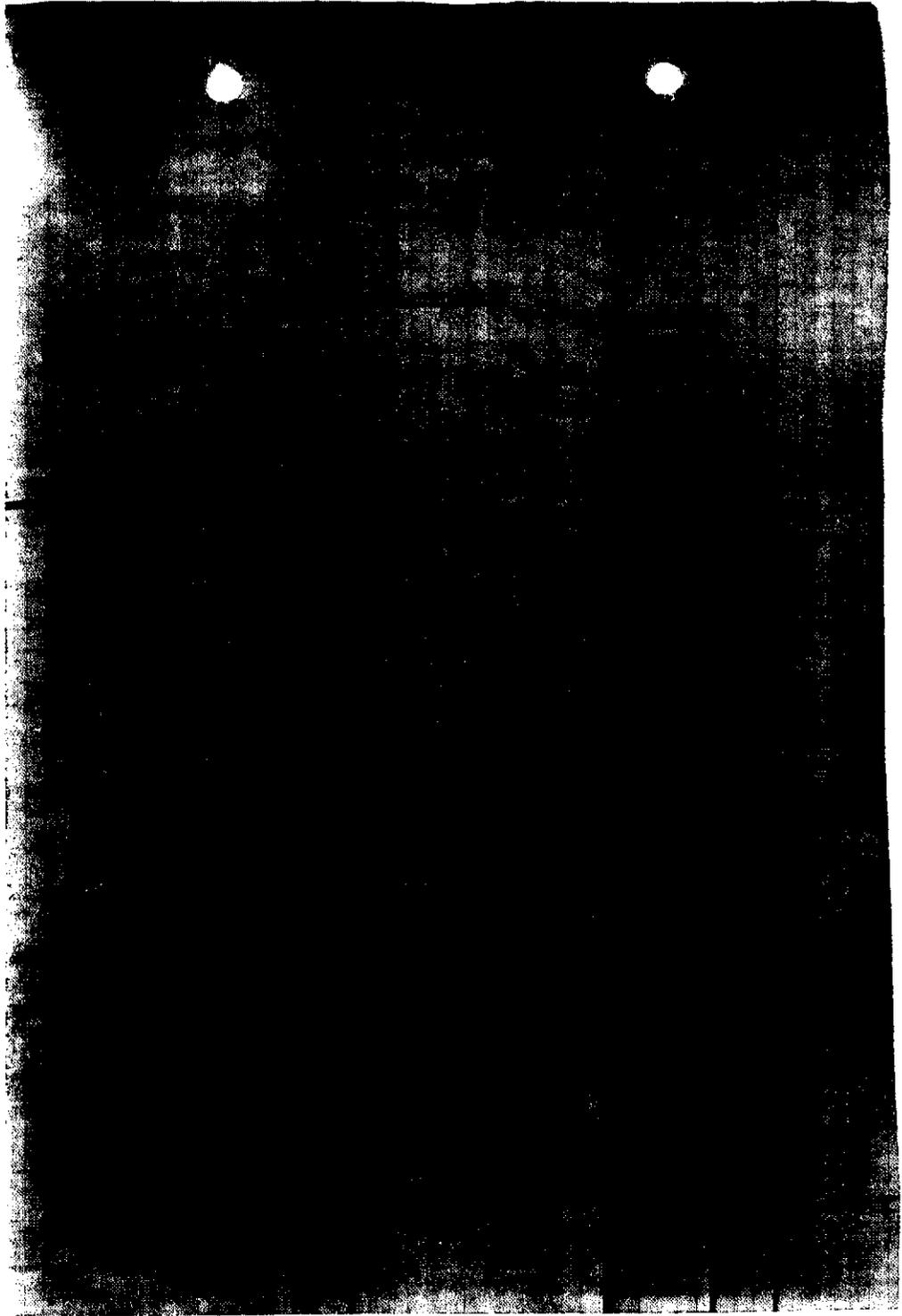
Thank you for your co-operation.

Very truly yours,


H. M. Schenk
Right of Way Section

Enclosed

Enc.



ROMAIN C. HASSRICK
GEORGE SCOTT STEWART, JR.
MANFRED LANGAU

LAW OFFICES
1730 LAND TITLE BUILDING
PHILADELPHIA 10, PA.

RECEIVE		
JAN 24 1958		
W. McQUEEN		
M.G.E.		H. D.
	J.D.	
R.S. R.	WOLPH	FRIBB

January 23, 1958. H.D.

Philadelphia Electric Company,
1000 Chestnut Street,
Philadelphia, Pa.

Attention Mr. H. M. Schenk
Real Estate Department.

My dear Mr. Schenk:

I am returning herewith the Commonwealth Land Title Insurance Company Certificate No. B-877-377-M on the parcel of ground in which The Baptist Orphanage has an interest. The Company today removed the two objections that involved The Orphanage.

Very truly yours,

RCH:MM.
enc.

Romain C. Hassrick

December 19, 57

← 12/23/57
114657

COMMONWEALTH LAND TITLE INSURANCE COMPANY

EIGHT HUNDRED EIGHTY-ONE AND 59/100- - - - - 881.59

Balance of funds required for the purchase of the right, title and interest in a tract or parcel of ground situate on Marsh Road in the Borough of Folcroft, Delaware County, Pa. from Pearson E. Pike, et al.

File PE-1616

(Please send check to H. J. McQuiston, 3rd floor, 1008 Walnut Street)

W.O. 349950-101 6-1616 \$881 59

1008 Walnut Street - Third Floor

December 18, 1957

FROM: H. C. Oelschlager
TO: H. M. Schenk
SUBJECT: Pearson E. Pike, et al, property
File: PE-1616

Attached for settlement in the above matter are the following:

1. Option Agreement
2. Deed and two copies thereof
3. Settlement Certificate in duplicate
4. Sheet showing disbursement of funds
5. Two copies of survey

A voucher has been ordered.

Settlement is to be completed on or before January 7, 1958.


H. C. Oelschlager
Real Estate Department

HL:ede

Romain C. Hassrick, 700 Bankers Security Building, Philadelphia, is Solicitor for the Baptist Orphanage.

Instruct Lillian M. Appleton to be sure and sign all papers as Lillian M. Appleton which is the way in which she acquired title and not Lillian P. as she signed in the option. Also remind the Orphanage to be sure and put their seal on the Deed as they neglected to put same on the option.

DAMON & FOSTER
REGISTERED CIVIL ENGINEERS & SURVEYORS
CHESTER PIKE AND HIGH STREET
SHARON HILL, PA.

December 6, 1957.

RECEIVED		
DEC 9 1957		
W. McQUISTON		
M.G.E.		H.O.
	J.O.	
P.S.	MAIL	FILE

Philadelphia Electric Company,
1008 Walnut Street,
Philadelphia, Penna.

Attention: Mr. John Dugan

Gentlemen:

We enclose herewith six prints of a revised plan of the rights-of-way.

Please note that we have shown on this plan the boundary lines of the Pike property as you requested. We also revised the northerly line along Maple Avenue.

If there is any question, please call me on the telephone.

Very truly yours,

DAMON & FOSTER

Barney
By: Barbara Maria

BM/p

Form 3824
Rev. 1-52

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the number of which appears on the face of this Card.

1. *Mrs. Henry H. Appleton*

2. _____
(Signature of addressee) (If the addressee is deceased, name of the executor)

Date of delivery *11/13*

15-1616

FORM 3811
Rev. 1-57

RETURN RECEIPT

Received from the Postmaster this Registered or Insured Article, the number of which appears on the face of this Card.

1 Pearson & Duke
(Signature of addressee)

2 Thurs. Kettle T. Colman
(Signature of addressee or other person to whom article is to be returned)

Date of delivery NOV 13 1957

19

FORM 3811
Rev. 1-57

RETURN RECEIPT

Received from the Postmaster this Registered or Insured Article, the number of which appears on the face of this Card.

[Signature]
(Signature of addressee)

[Signature]
(Signature of addressee or other person to whom article is to be returned)

Date of delivery NOV 17 1957

19

Ms. McQuinton

7-17-57

Attention of N.P.O.

I have been able to

sign Pierson E. Pike holder of 11%,

Lillian M. Appleton holder of 11% and

The Baptist Orphanage Corp. holder of 33%.

Williams V. Pike Bateman Ind.,

Priscilla K. Pike Media Pa.

Perry C. Pike Moylan Pa.

Joseph V. Pike Jr Media Pa.

Have all refused to go along on
the terms that the first group
accepted. Further, they will not
state any terms.

I don't consider this group all
helpless. However, I think if
not

advisable to be considering that a
possibility.

CRA

RECEIVED		
JUL 18 1957		
ACQUISITION		
M.G.E.		<i>OC</i>
	J.D.	
R.S.	McL.	FILE

June 4, 1957

File PE-1616

Mr. Harry H. Appleton
23 East 5th Street
Media, Pa.

Dear Mr. Appleton:

We are inclosing check of Philadelphia Electric Company No. F-386, in the amount of Ten Dollars, representing the consideration for the Option given our company involving your interest in six acres of ground situate in Folcroft Borough, Delaware Co., Pa.

Very truly yours,

CRH

C. R. Holland
Right of Way Section

MGE:FM

Q. H. S. 2/24

DARBY 001506

Q. # F-386
6/3/57

May 31, 57

HARRY H. APPLETON and LILLIAN P. APPLETON

TEN and 00/100 ----- 10.00

Consideration for option to purchase interest in parcel of
ground in Folcroft Borough, Delaware County, Pa.

File PE-1616

(Please send check to Mr. H. J. McQuiston, 3rd floor, 1008 Walnut Street_)

349950.101 6-1616 10 00

May 23, 1957

File PE-1616

The Baptist Orphanage
58th Street and Thomas Avenue
Philadelphia 43, Pa.

Attention of Mr. William Z. McLearn, Treasurer

Gentlemen:

We are inclosing check of Philadelphia
Electric Company in the amount of \$10, representing the
consideration for the Option given our Company involving the
interest of The Baptist Orphanage in six acres of ground
in Felcroft Borough, Delaware County, Pa.

Very truly yours,

CRH

G. R. Holland
Right of Way Section

MGE:FM

Inclosure

W
DAVIS

Ch# 4588
5/20/57

May 21,

57

THE BAPTIST ORPHANAGE

TEN and 00/100 ----- 10.00

.. For payment for Option for parcel of ground situate
in Borough of Folcroft, Delaware County, Pa.
(File PE-1616)

(Please send check to Mr. H. J. McQuiston, 3rd floor, 1008 Walnut Street)

349950,101 6-1616 10 00

PRESIDENT
CHARLES S. WALTON, JR.
54TH ST. & GRAYS AVE.
PHILADELPHIA 43

SECRETARY
WALTON M. HENRY
387 MEETINGHOUSE ROAD
JENKINTOWN

The Baptist Orphanage

CORPORATION

58TH STREET AND THOMAS AVENUE
PHILADELPHIA 43

May 16, 1957

PF-1616

RECEIVED		
MAY 17 1957		
W. McQUISTON		
M.G.E.		H.O.
		ROMAN C. HARRICK
	J.D.	FOR BANKERS SECURITIES BLDG.
		PHILADELPHIA 7
R.S.	McL.	FILE

CRA

Philadelphia Electric Company
1000 Chestnut Street
Philadelphia 5, Pennsylvania

Attention: Mr. Holland
Right-of-Way Section

Gentlemen:

I am enclosing herewith copy of Option Agreement pertaining to our interest in approximately six acres of ground in the Borough of Folcroft, which has been signed by Mr. Charles S. Walton, Jr., President.

Mr. Walton Henry is Secretary of The Baptist Orphanage and you may obtain his signature either by mailing the Option Agreement or taking it to him at his business address -

5815 Erdrick Street
Philadelphia, Pennsylvania.

His telephone number is JE-3-7800.

Upon obtaining his signature, will you please send the check for the consideration of ten dollars (\$10.00) to me at this address.

Very truly yours,

William Z. Mclear

William Z. Mclear
Treasurer

M.m

349950.101 6-1616 \$10.00

May 1, 1957

P. 1616

Mr. Harry Oelschlager:

Please make *x* copies of the following deeds, which are enclosed:

- (1) Perry C. Pike to Isaac S. Pike, dated 2/19/1875 recorded in D.Bk. V-3, p. 517.
- (2) Isaac S. Pike et ux to Pearson E. Pike, dated 3/11/1880 recorded in D.Bk. U-4, p. 304.

Please send said copies to:

Mr. Pearson E. Pike
East State Road,
Media, Pa.

P. W. Kennedy
P. W. Kennedy

Mr. Pearson E. Pike
East State Road
Media, Pennsylvania

5/2/57

Dear Mr. Pike:

Enclosed herewith are copies of the Deeds as per your request.

Very truly yours,

PHILADELPHIA ELECTRIC COMPANY

P. W. Kennedy
P. W. Kennedy
Right of Way Section

jtb

COMMONWEALTH LAND
TITLE INSURANCE COMPANY
Main Office, 1510 Walnut St. Philadelphia 2, Pa.
Walnut 3-0400

Application Number B- 877377 M
Premises Re: Marsh Road - Borough of
Folcroft - Delaware Co. Pa.

Received 6/3/1957

We thank you for this application.

R. B. Chamberlain

132-00-33

May 31, 1957

Folcroft

Delaware

All that certain lot or parcel of ground situate on the easterly side of Marsh Road and bounded on the north by lands now or late of Albert E. Frank, et ux; on the east by land now or late of Arnold W. Rasmussen; on the south by Big Thoroughfare and on the west by said Marsh Road and more particularly shown outlined in red crayon on the blueprint plan hereto attached.

A SURVEY WILL BE FURNISHED.

SEE ATTACHED SHEET

Pearson E. Pike, et ux,
William S. Pike, et ux,
Priscilla K. Pike, et vir,
Perry C. Pike, et ux,
Isaac S. Pike, Jr., et ux,
Lillian P. Appleton, et vir,
and
The Baptist Orphanage

PHILADELPHIA ELECTRIC COMPANY

1000 Chestnut Street,
Philadelphia 5, Pennsylvania

Agent

PE-1616

DARBY 001514

Perry C. Pike, deceased, died 11/7/1897 leaving the following children and child of a deceased child:

- Lizzie May Pike, daughter of Pearson Pike, who was a son of Perry C. Pike, decd.
- Isaac S. Pike
- Priscilla E. Pike (now Lewis)

Pearson Pike, son of Perry C. Pike, decd., died 7/27/1876 leaving a will dated 7/27/1876 registered in S. Bk. P-p. 366, in which the testator failed to provide for the disposition of his real estate upon his daughter reaching 21 years of age, therefore the decedent must be considered as having died intestate as to the premises in question.

Therefore his daughter Lizzie May Pike, could have at law, under the will of a 1/3 interest, subject to the life estate of Isaac S. Pike, who died 7/22/1891.

Lizzie May Pike died 5/3/1895 leaving a will dated 7/27/1895 registered in W. Bk. P-p. 270, wherein she gave all the property she owned at her death upon the death of her grandfather Perry C. Pike, under the will of her grandfather for the life of Elizabeth S. Ashenfelter, and upon the death of Elizabeth S. Ashenfelter unto Baptist Church of Angora, Pa. A bequest to a charity falls if testator does not live to see the carrying out of the will, therefore Elizabeth S. Ashenfelter and her heirs and assigns have all the right to any share of the principal under said will, registered 10/14/1895 rec. in S. Bk. P-p. 35.

Isaac S. Pike died 1/23/1918 leaving a will dated 11/20/1913 registered in W. Bk. P-p. 103 wherein he gave 1/3 of his real estate unto Lizzie S. Pike for life, with remainder over to Pearson S. Pike, Priscilla E. Pike, Lillian M. Pike, Isaac S. Pike and their heirs. The remaining 2/3 of his real estate unto my said children. Isaac S. Pike died 1/23/1918.

Priscilla E. Lewis died 1/18/1922 leaving a will dated 1/6/22 rec. in W. Bk. 54-p. 71 wherein she gave her real estate unto her husband, Robert T. Lewis, for life, with remainder unto her said children, Isaac S. Pike and Priscilla E. Lewis. Isaac S. Pike and Priscilla E. Lewis are deceased and their will have been satisfied.

- Thomas S. Pike, son of Perry C. Pike, decd., died 11/7/1897
- Pearson S. Pike, son of Perry C. Pike, decd., died 7/27/1876
- William S. Pike, son of Perry C. Pike, decd., died 11/7/1897
- Priscilla E. Pike, daughter of Perry C. Pike, decd., died 1/18/1922
- Lillian M. Pike, daughter of Perry C. Pike, decd., died 11/7/1897
- Isaac S. Pike, son of Perry C. Pike, decd., died 1/23/1918
- Lizzie May Pike, daughter of Perry C. Pike, decd., died 5/3/1895

The above mentioned persons are deceased and their will have been satisfied.

SECRET

CONFIDENTIAL

SECRET

Commonwealth Land Title Insurance Company,

a Pennsylvania corporation, herein called the Company, for a valuable consideration, paid for this Policy of Title Insurance, does hereby insure the person or corporation named in Schedule A annexed as the Insured, and herein called the Insured, and all persons claiming the estate and property hereinafter mentioned under Insured by descent, by will, or under the intestate laws, and all other persons to whom this Policy may be transferred with the assent of this Company endorsed hereon, that the title of the Insured to the estate, mortgage, or interest described in said Schedule A is good and marketable and clear of all liens and encumbrances, charging the same at the date of this Policy, saving such estates, defects, objections, liens and encumbrances recited in the instrument referred to in said Schedule A, or as may be set forth in Schedule B annexed, or as may be excepted by the conditions of this Policy hereto annexed and hereby incorporated into this contract.

Liability hereunder shall not exceed the amount first set forth in said Schedule A, and no loss shall be payable hereunder except upon compliance by the Insured with the said conditions and not otherwise.

In Witness Whereof Commonwealth Land Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, on the date first set forth in said Schedule A.

Attest:

John D. Connor
Secretary



John R. Waltz
President
John Thomas J. Davis
Authorized Signature

SCHEDULE A

AMOUNT \$5,625.00

DATE November 27, 1957 POLICY NO. B-882053

ASSURED: PHILADELPHIA ELECTRIC COMPANY

1. The Estate or Interest of the Insured covered by this Policy: **Owner in fee.**

2. The Deed or other means by which title is vested in the Insured:

Deed: Albert E. Frank and Elizabeth, his wife and others to Insured, dated

November 15, 1957, recorded November 27, 1957 in Deed Book 1862 page 406, at Media, Pennsylvania.

3. The land referred to in this Policy is described as set forth in the said instrument above mentioned and is identified as follows:

Beginning at a point at the intersection of the center line of Philadelphia Electric Company's transmission line right of way and the line dividing ground of Edward G. Frank and other and ground now or late of Albert E. Frank and wife, in the Borough of Folcroft, Delaware County, Pennsylvania.

SCHEDULE B

(Unless otherwise specifically excepted herein, this Policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 13, 1930, and prior to the recording of the security instrument described under Schedule A-2 hereof.)

Showing estates, defects or objections to title and liens or encumbrances thereon which do or may now exist and against which the Company does not agree to insure, and also showing special risks insured against when so stated.

1. Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose, or which are visible on the ground.
2. Subject to the rights, if any, of the owners of land on Plan of Ashland Park to use of Maple, Erickson, Primos, Asbury or Douglas Avenues.
3. Possible additional assessment for school taxes under Act of January 14, 1952, P.L. 1944, relating to 3rd and 4th Class School Districts, or Township taxes under Act of July 1, 1955, P.L. 219, relating to 1st Class Townships.
4. Subject to Restrictions as created in Deeds out of The Columbia Real Estate Company, the common owner, as in Deed recorded in Deed Book W-6 page 246.

A policy of title insurance necessarily relates solely to the title prior to its date, and is not extended by the approval of any transfer thereof. Assignees of the Insured can protect themselves against intermediate claims and losses only by obtaining a new policy.

Transfers of this policy may be approved on behalf of Commonwealth Land Title Insurance Company at the Main Office, 1510 Walnut Street, Philadelphia 2, Pa.

THIS POLICY IS TRANSFERRED AS FOLLOWS

DATE	ASSIGNOR	ASSIGNEE	APPROVED

CONDITIONS OF THIS POLICY

1. Commonwealth Land Title Insurance Company will, at its own cost, defend the Insured in all actions of ejectment or other proceedings founded upon a claim of title, lien or encumbrance prior in date to this Policy, and not excepted therein. In case any person having an interest in this Policy shall receive notice or have knowledge of any such action or proceeding, it shall be the duty of such person at once to notify the Company thereof in writing, and secure it the right to defend the action. Unless the Company shall be so notified within fifteen days, the insurance shall be void as to such person.

2. Any untrue statement or suppression of any material fact, made by or with the knowledge of the Insured prior to the issuance of the Policy, shall void the Policy, but an assent for value to whom the Policy has been transferred with the assent of the Company endorsed thereon, shall not be affected by any untrue statements or answers, or suppression or breach of warranty contained in the application, of which such assent was ignorant at the time the assent to the transfer was endorsed by the Company.

3. Estates, defects, objections, liens and encumbrances created or suffered by the Insured, or for which the Insured was liable or responsible at the date of this Policy, or which were known to the Insured and not disclosed to the Company prior to the issuance of this Policy, are excepted from this insurance.

4. Where the liability of the Company is solely to the holder of a Policy as collateral security, such liability shall in no case exceed the amount of the pecuniary interest of such holder in the property described, nor shall such liability in any case exceed the actual value of the estate or interest insured, but if the holder hereof as aforesaid shall purchase such estate or interest at a public sale thereof, under foreclosure or other proceedings lawfully and duly conducted, the Company will approve a transfer of this Policy to such purchaser, subject to the conditions and limitations contained herein, with the same liability as if the said purchaser were still holding said property as collateral security as aforesaid. Where the Insured thereafter conveys the interest so purchased, and takes back in the name of such Insured a purchase money mortgage secured thereon, the Company will approve a further transfer of this Policy to the Insured as such mortgagee subject to the same conditions as aforesaid.

5. The Policy, when issued to an owner of real estate (other than a ground rent) shall not be transferable excepting as collateral security to holders of mortgages secured upon, or ground rents issuing out of, said real estate, or to the holders of other liens thereon.

The Policy may, however, be freely transferred:

(a) To the assignee of a ground rent, mortgage or other encumbrance, the title to which is insured by the Policy.

(b) To any grantee or assignee of the estate or interest of the Insured, if the Policy was issued solely to cover some special risk.

6. In case of transfers of the Policy, estates, defects, objections, liens, and encumbrances arising after the date of the Policy, or created or suffered by the Insured, are not to be deemed covered by the contract.

No such transfer will be valid until it shall have been approved on behalf of the Company; and such approval may be refused if not applied for within thirty days after the conveyance or assignment of the interest insured. The Company will be entitled to a fee of five dollars for each transfer approved.

7. All liability under this Policy shall cease by the transfer of the title or interest insured, except where the Policy is transferable under conditions

4 and 5 and its transfer has been approved as provided in condition 6; provided, however, that, subject to compliance by the Insured with the other provisions of this Policy, if the Insured conveys the estate or interest insured, or the interest acquired by the Insured under foreclosure of an insured mortgage, or any part thereof, by deed or other instrument containing a covenant or warranty of title, express or implied, the Company will indemnify the Insured against actual loss suffered and actually paid by the Insured by reason of a claim made against the Insured under such covenant or warranty of title, for any estates, defects, objections, liens or encumbrances existing at the date of this Policy, and not excepted herein, (other than those created or suffered by the Insured), such claim having been first judicially determined to be due by a court of last resort, or such judicial determination thereof having been waived in writing by the Company as a condition of its liability; the suit on such claim being subject to all the provisions of Condition No. 1 of this Policy. Such indemnity shall be personal to the Insured and shall not extend to the Insured's transferee or any other person, firm or corporation, either directly or indirectly, and may not be enforced by such transferee or other person, firm or corporation, by execution, attachment, subrogation or otherwise.

8. All payments under this Policy, or any owner's policy issued to the Insured's vendee or vendees covering any part of the property described herein, shall reduce the amount of insurance pro tanto, and no payment can be demanded without producing the Policy for endorsement of such payment. If the Policy be lost or destroyed, indemnity satisfactory to the Company must be furnished. It is expressly understood and agreed that any loss payable under this Policy may be applied by the Company to the payment of any mortgage or deed of trust, the title under which is insured by the Company, or which may be held by the Company, and the amount so paid shall also be deemed a payment to the Insured under this Policy. The aggregate liability of the Company under this Policy and any policy issued to the holder of any such mortgage or deed of trust shall not exceed the amount of this Policy.

9. Whenever the Company shall have settled a claim under this Policy, it shall be entitled to all the rights and remedies which the Insured would have had against any other person or property had the Policy not been issued. The Insured undertakes to transfer to the Company such rights, or to permit it to use the name of the Insured, for the recovery thereof. If the payments do not cover the loss of the Insured, the Company shall be interested in such rights with the Insured, in the proportion of the amount paid to the amount of the loss not thereby covered. The Insured warrants that such right of subrogation shall vest in the Company unaffected by any act of the Insured.

10. If claim be made because of unmarketability, or defect of title, or of liens or encumbrances not excepted in this Policy, the Company shall have the right to take the estate or interest insured at its then market value, irrespective of the alleged estate, defect, objection, lien or encumbrance, and shall be entitled to a conveyance thereof, with proper allowance for all estates, defects, objections, liens or encumbrances not insured against by this Policy. No action shall be brought against the Company for any claim under this Policy until thirty days after notice, in writing, of such claim. In the event of a disagreement as to the value, the same shall be fixed by a majority of three appraisers, one chosen by the Company, one by the Insured, and the third by the two thus chosen; the valuation thus fixed shall be final and conclusive.

Standard Policy 10-00 201

Issued by



COMMONWEALTH LAND
TITLE Insurance Company

1510 WALNUT STREET
PHILADELPHIA 2, PA. R.M.

THE Insurance Since 1874

**Title Insurance
Policy**

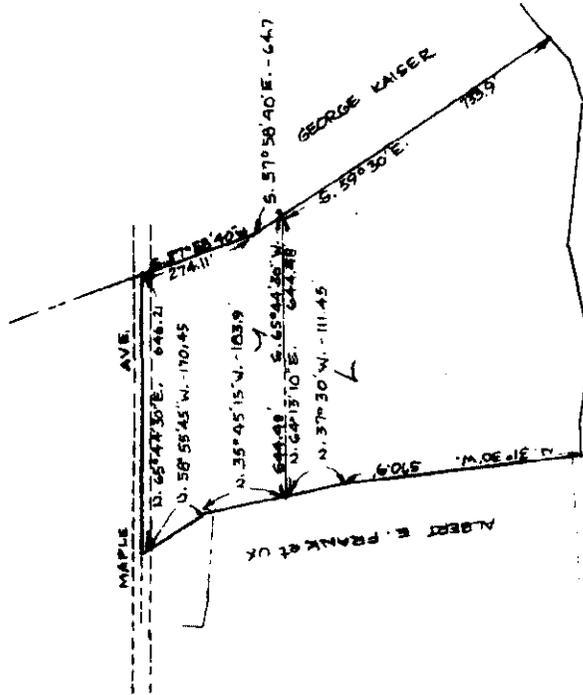
Valuable Document

B-882053

PE 1415

PE 1613

P.E. 1613



PHILADELPHIA NATIONAL BANK, IN TRUST FOR EDWARD G. FRAUK, A MINOR - 1/4 INTEREST
 ALBERT E. FRAUK, et ux, DB. 1573 P. 151. 3/4 INTEREST

FOLCROFT BORO
 DELAWARE CO.
 PENNSA.
 SCALE - 1" = 400'

240.35 ✓
170.45 ✓

410.80
83.15 ✓

493.95 ✓
20 ✓

513.95

240.30 ✓
83.15 ✓

323.45 ✓
170.45 ✓

493.90 ✓
20 ✓

513.90

494.15

19.80

323.45
170.45

493.90
20

For J.A. Dugan

PE 1613

March 8, 1957

Mr. J.A. Dugan:

The 2 parcels of land in Folcroft Boro., Del. Co., Pa. which are shown on your blue print in the name of Edward J. Frank et ux and Albert E. Frank, et ux, D.Bk. 1298-p. 122, are now owned by Albert E. Frank and Elizabeth his wf., by deed dated 8/27/52 rec. in D.Bk. 1573-p. 151, Parcel #2.

The parcel shown on your blue print in the name of Edward J. Frank and Albert E. Frank D.Bk. 866-p. 586, the portion which ~~is now owned by Albert E. Frank and Elizabeth his wf., by deed dated 8/27/52 rec. in D.Bk. 1573-p. 151, Parcel #7.~~ is now owned by Albert E. Frank and Elizabeth his wf., by deed dated 8/27/52 rec. in D.Bk. 1573-p. 151, Parcel #7.

The 2 parcels shown on your blueprint in the name of Edward J. Frank, individually D.Bk. 642-p. 270 and D.Bk. 701-p. 314, are now held by the following owners in the following proportions by deeds dated 8/27/52 rec. in D.Bk. 1573-p. 151 and D.Bk. 1573-p. 159:

Chester Cambridge Bank and Trust Company, now Philadelphia National Bank,	
Guardian of the estate of Edward George Frank, a minor,	1/4 interest
Albert E. Frank and Elizabeth his wife,	3/4 interest

P.W. Kennedy
P.W. Kennedy

address of Albert E. Frank -

" " Chester Cambridge Bank and Trust Co. - 5th & Market St.

Albert E. Frank Elizabeth his wife
8-27-52 to 3-4-57

→ Chester-Cambridge Bank and Trust Company, Guardian of the estate of Edward George Frank, a minor,
8-27-52 to
now Philadelphia National Bank, Inc.
8-27-52 to 3-4-57

granted
1573-151
" -159

granted
1573-148 ✓
" -151
" -159

2020-385 ✓
2101-276 ✓
2139-572 ✓
2222-155

1572-485
1616-572 ✓
1676-376 ✓
1682-298 ✓
1683-201 ✓
1722-201 ✓

Ⓟ

Deed

Albert E. Frank and Elizabeth E. his wf.,
Gladys Frank, Chester-Cambridge Bank and Trust
Company, Guardian of the Estate of Edward George
Frank, a minor, Margaret Frances Frank, Margaret
Frances Frank, Guardian of Albert John Frank,
Albert John Frank, Charles James Frank and Edward
Joseph Frank,

Dated- 8/27/52
Ack.- Eo die
Rec.- 1/19/53
Cons.- \$1.00 I.R. \$6.05
Pa. ~~\$51.20~~
Boro. Tax pd.
D.Bk. 1573-p. 159

to
Chester Cambridge Bank and Trust Company, Guardian
of the estate of Edward George Frank, a minor,
Address- 5th and Market Sts., Chester, Pa.

PARCEL # 1 N/A

PARCEL # 2 AN UNDIVIDED 1/4 INTEREST IN AND TO ALL THAT CERTAIN lot or piece
of ld. situate in Twp. of Darby, Co. of Del., Pa. b. and d. as follows:
Same prem. as Parcel #5 described in D.Bk. 1573-p. 151. Cont. 5 ac. of ld., +
SUBJECT however to the rights, if any of the owners of ld. on plan of Ashland
Park, to the use of Maple, Erickson and Primos Avenues.

R. Being ss. prem. as in D.Bk. 642-p. 270.

PARCEL #3 AN UNDIVIDED 1/4 INTEREST IN AND TO ALL THAT CERTAIN TRACT or piece
of ld. being a part of Ashland Park, as rec. in D.Bk. S-6, p. 640 situate in
Twp. of Darby, Co. of Del., Pa. described as follows:

Same prem. as Parcel #6 described in D.Bk. 1573-p. 151.

R. Being ss. prem. as in D.Bk. 701-p. 314.

PARCEL #4 ALL THAT CERTAIN MOIEITY OR UNDIVIDED 1/2 INTEREST IN AND TO:
All that certain lot or piece of ground, with buildings thereon erected,
situate in Boro. of Folcroft, Co. of Del. Pa. shown as lot #1 on the plan for
Paul Lessy made by Damon and Foster, C.E.'s Sharon Hill, Pa. dated 6/8/51
and rev. 6/12/51 b. and d. as follows: N/A

R. Being pt. of D.Bk. 866-p. 586.

PARCEL # 5 N/A

And Edward J. Frank died 1/5/49, intestate. This conveyance being authorized
by the O.Ct. of Del. Co., Pa. by its Decree filed as of No. 458 of year 1949.

Deed

Albert E. Frank and Elizabeth E. his wf.,
Gladys Frank, Chester-Cambridge Bank and Trust
Company, Guardian of the Estate of Edward George
Frank, a minor, Margaret Frances, Margaret Frances Frank,
Guardian of Albert John Frank, Albert John Frank,
Charles James Frank and Edward Joseph Frank,

Dated- 8/27/52
Ack.- No die
Rec.- 1/19/53
Cons.- \$1.00 I.R. \$11.55
Pa. \$103.68 Boro. tax pd.
D.Bk. 1573-p. 151

to
Albert E. Frank and Elizabeth his wf.,
Address-Maple Ave., Folcroft, Pa.

INTER ALIA

PARCEL #1 N/A

PARCEL #2 All that certain tract or piece of ld. situate in Twp. of Darby,
now Boro. of Folcroft, Co. of Del., Pa.,

Beg. at pt. of lds. of the H.K. Mulford Co. and ext. th. alg. the line
of same S. 23° 55' 30" E. 287.25' to pt;
th. N. 66° 50' 30" E. 1301.89' to the S.W. erly side of Marsh Rd;
th. ext. N. 44° 42' 30" W. alg. the line of sd. Marsh Rd; 302.68' to pt;
th. N. 30° 45' 30" W. 15.7' to pt, in the line of lds. of sd. H.K. Mulford Co;
th. ext. S. 66° 50' 30" W. 317.41' to pt;
th. ext. S. 30° 45' 30" E. 10' to pt;
th. ext. S. 66° 50' 30" W. 876.30' to the pt. of beg. described according to
a survey thereof made by A.F. Danson, Jr. surveyor on 11/21/16. Cont. 8.2939
ac.

Also all that certain lot or tract of ld. with the buildings thereon
erected situate in Twp. of Darby, Co. of Del., Pa. b. and d. as follows:

Beg. at a stone in the middle of the Marsh Rd. and across lane;
th. alg. the middle of sd. cross Lane and in the line of lds. of Harvey Horne
N. 65° E. 32.25 P. to a cor. in line of lds. of Robert Henderson;
th. by same S. 26 and 3/4 E. 18.05 P. to a cor. in a line of lds. of Perry Pike;
th. by same S. 67° W. 26.6 P. to a stone in the middle of the Marsh Rd. aforesaid;
th. alg. the middle of sd. rd. 18.5 P. to place of beg. Cont. 3 ac. and
24 P. +

R. Being sa. prem. which Carl A. Lerup, Jr., widower by indenture dated
5/18/45 rec. in D.Bk. 1298-p. 122 g. and c. unto Edward J. Frank and Gladys
his wf., and Albert E. Frank and Elizabeth his wf., in fee.

PARCEL #3 N/A

PARCEL #4 N/A

PARCEL #5 AN UNDIVIDED 3/4 INTEREST IN AND TO all that certain lot or
piece of ld. situate in Twp. of Darby, Co. of Del., Pa. b. and d. as follows:

Beg. at pt. in the middle line of Maple Ave. as shown on plan of Ashland
Park, rec. in D.Bk. S-6, p. 640 and a cor. of lds. of George Kaiser;
ext. nth. alg. sd. lds. of George Kaiser, S. 37° 58' 40" W. 274.11' to pt;
th. still alg. sd. lds. S. 57° 58' 40" E. 64.7' to pt. a cor. of lds. of the
Delaware Co. Trust Co;
th. alg. the sd. lds. of sd. Delaware Co. Trust Co. S. 65° 44' 30" W. 644.48'
to pt. a cor. of lds. of Robert R. Myers;
th. alg. sd. lds. of sd. Robert R. Myers, N. 35° 45' 15" W. 183.9' to pt;
th. alg. the sd. lds. N. 58° 55' 45" W. 170.45' to pt. in the middle line
of sd. Maple Ave;
th. alg. the middle line of same N. 65° 44' 30" E. 646.21' to place of beg.
Cont. 5 ac. of ld. +

SUBJECT, HOWEVER, to the rights, if any, of the owners of ld. mt on Plan
of Ashland Park, to the use of Maple, Erickson and Primes Avenues.

continued on page 2

(PLOTTE)

532.13
297.03
430.9
305.25
PLOTTE

X
PLOTTE

Deed

R. Being sa. prem. which Eugene K. Smith and Miriam L. his wf. by deed dated 2/6/24 rec. in D.Bk. 642-p. 270 g. and c. unto Edward John Frank.

✓ PARCEL # 6 AN UNDIVIDED ~~3/4~~ 3/4 INTEREST IN AND TO ALL THAT CERTAIN tract or piece of ld. being a part of Ashland Park, as rec. in D.Bk. S-6, p. 640 b. and d. as follows:

- Beg. at pt. in the N.E. early property line of lds. of the Delaware Co. Trust Co., known as Ashland Park, a cor. of lds. of Edward John Frank and in line of lds. of George Kaiser, sd. pt. being at the distance of 64.7' measured S. 59° 30' E. alg. sd. property line from a pt. at an angle in same, sd. angle pt. being at the distance of 274.11' measured S. 99° 30' E. alg. sd. property line from its intersection with the middle line of Maple Ave;
- ext. th. from the 1st mentioned pt. alg. lds. of sd. George Kaiser, S. 99° 30' E. 733.9' to pt. in the middle of the Thoroughfare Creek;
- th. alg. the middle of sd. Thoroughfare Creek, S. 21° 30' W. 66' to pt;
- th. by same, S. 46° W. 99' to pt;
- th. by same, S. 69° 45' W. 330' to pt;
- th. by same S. 53° W. 247.5' to pt;
- th. by same S. 73° 30' W. 173.25' to pt;
- th. by same S. 64° 30' W. 39.6' to pt. a cor. of lds. of Robert R. Myers;
- th. by the last mentioned lds. N. 31° 30' W. 57.5' to pt;
- th. still by sd. lds. N. 37° 30' W. 111.45' to pt. a cor. of lds. of sd. Edward John Frank;
- th. by the last mentioned lds. N. 64° 13' 10" E. 644.15' to pt. of beg.

Plotted

R. Being sa. prem. which the Delaware Co. Trust Co. by indenture dated 1/29/27 rec. in D.Bk. 701-p. 314 g. and c. unto Edward J. Frank.

PARCEL #7 All that certain lot or parcel of ground with the building thereon erected, situate in Boro. of Folcroft, Co. of Del., Pa. shown as lot #3 on plan for Paul Lessy, xx made by Damon and Foster, C.E.'s, Sharon Hill, Pa. dated 6/8/51 and rev. 6/12/51, b. and d. as follows:

Beg. at pt. in the title line in the bed of Maple Ave., as laid out 50' wide, sd. pt. being described from the intersection of the N.E. early side of Maple Ave. with the N.E. early side of Ashland Ave., as laid out 50' wide by the 2 xx following courses and distances:

- (1) ext. alg. the N.E. early side of sd. Maple Ave. N. 65° 40' 50" E. 264.54' to pt;
- (2) leaving sd. N.E. early side of sd. Maple Ave. S. 19° 16' E. 25.64' to pt. of a beg. th. ext. alg. sd. title line N. 67° 49' 45" E. 288.33' to pt;
- th. leaving sd. Maple Ave. S. 26° 23' 10" E. 53.15' to pt;
- th. S. 22° 04' 10" E. 100.77' to pt;
- th. N. 72° 13' 50" E. 62.18' to pt;
- th. N. 67° 49' 45" E. 288.15' to pt. in the bed of a creek;
- th. leaving sd. creek S. 36° 49' 10" E. 308.95' to pt;
- th. S. 31° 11' 20" E. 523' to pt. in the bed of Big Thoroughfare Creek;
- th. by same, S. 61° 57' 47" W. 484.81' to pt;
- th. leaving sd. Creek N. 19° 16' W. passing through a truck shed 1,015' to 1st mentioned pt. of beg.

Plotted

R. Being a pt. of prem. which Robert R. Myers and Jennie B. his wf. by deed dated 2/28/30 rec in D.Bk. 866-p. 586 g. and c. unto Edward J. Frank and Albert K. Frank, in fee.

PARCEL #8 N/A
And the sd. Edward J. Frank died 1/5/49 intestate. This conveyance is being authorized by the C.Gt. of Del. Co., Pa. by its decree filed as of No. 458 of year 1949.

REPORT OF SETTLEMENT

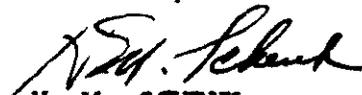
PURCHASED BY PHILADELPHIA ELECTRIC COMPANY FROM ALBERT E. FRANK,
ET UX, ET AL.
PREMISES: REAR OF THE WESTERLY SIDE OF CALCON-HOOK ROAD, FOLCROFT
BOROUGH, DELAWARE COUNTY, PENNSYLVANIA.
CONTAINING 3.6515 ACRES, MORE OR LESS
FILE PRE-1143

Settlement in the above matter was made in Escrow,
Friday, November 15, 1957 at 3:30 P.M. in the Chester office
of Commonwealth Land Title Insurance Company. Those present
were Mr. John M. Salerno, Real Estate broker, Mr. Albert E.
Frank, the Seller, Mr. William Fluhardy, Manager of the office
and the undersigned. On Monday, November 25, the settlement
was completed after sellers had forwarded a tax certification
and the deed was checked with the survey.

Attached are the following:

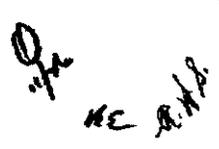
1. Filled in skeleton copy of Deed.
2. Marked up Title Report.
3. Sheet showing disbursement of consideration.
4. Check for \$6.50 - brokers commission.

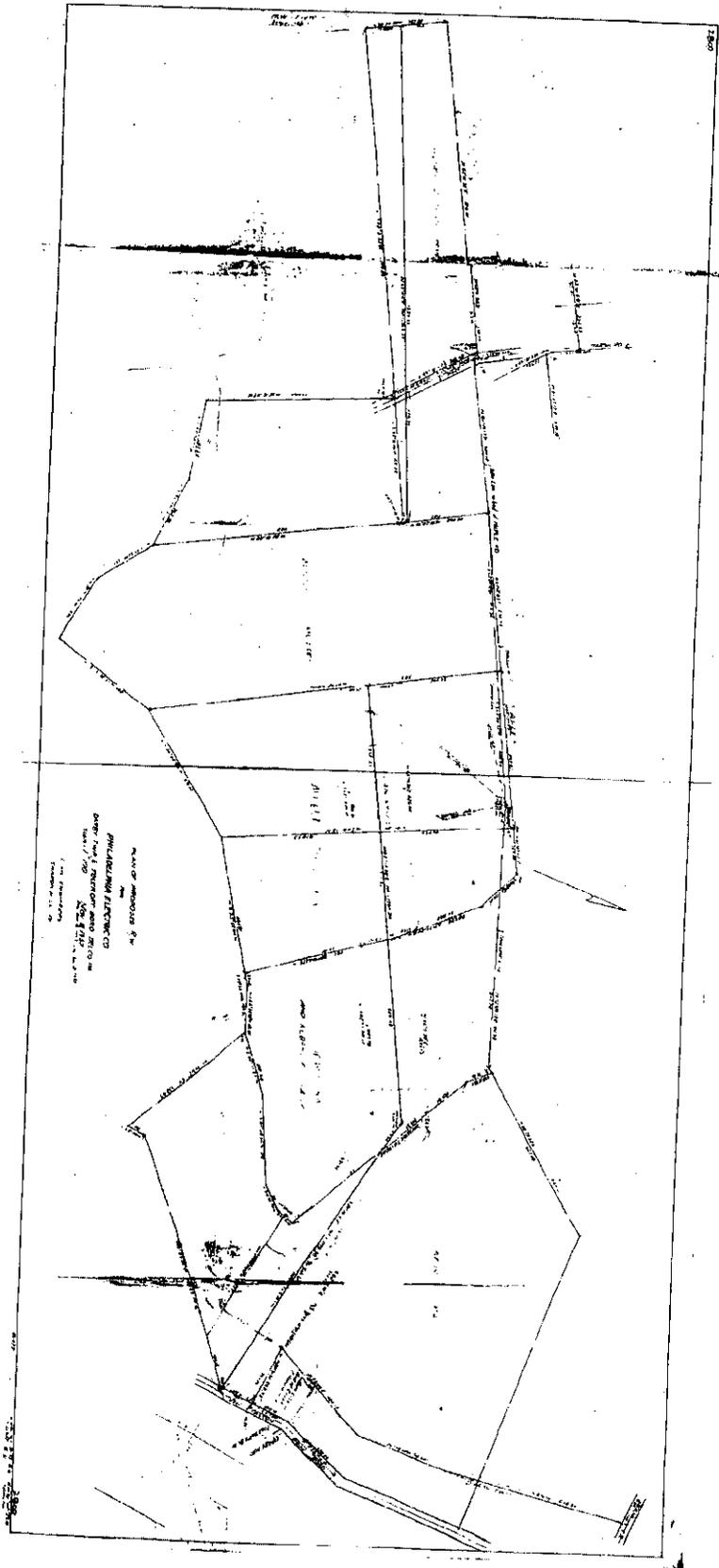
1957 taxes were paid but we were unable to make an
adjustment since we had no tax bills or assessments. I agreed
that we would give the sellers a tax adjustment for one month
and fifteen days when the records could be checked as to the
approximate assessment of the land purchased at this time.

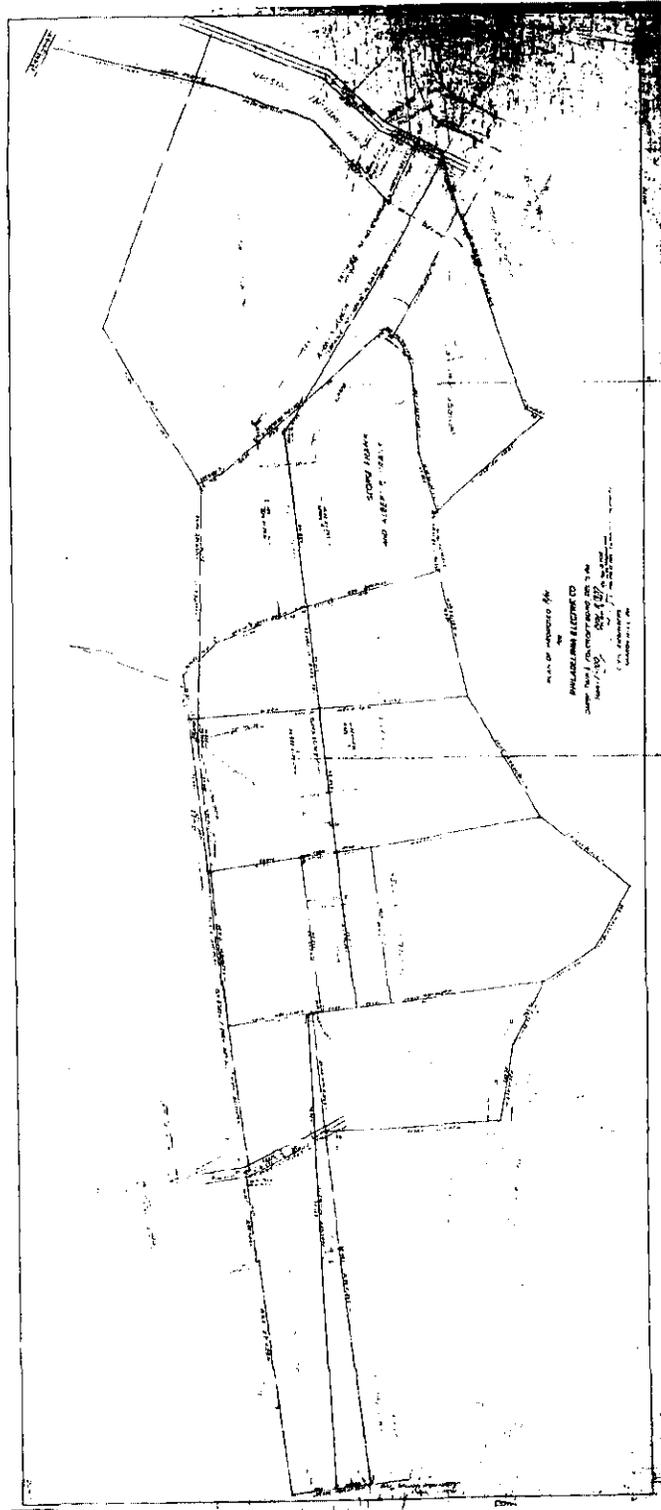

H. M. SCHENK
Right of Way Section
November 26, 1957

HMS:mlt
Attachments (4)

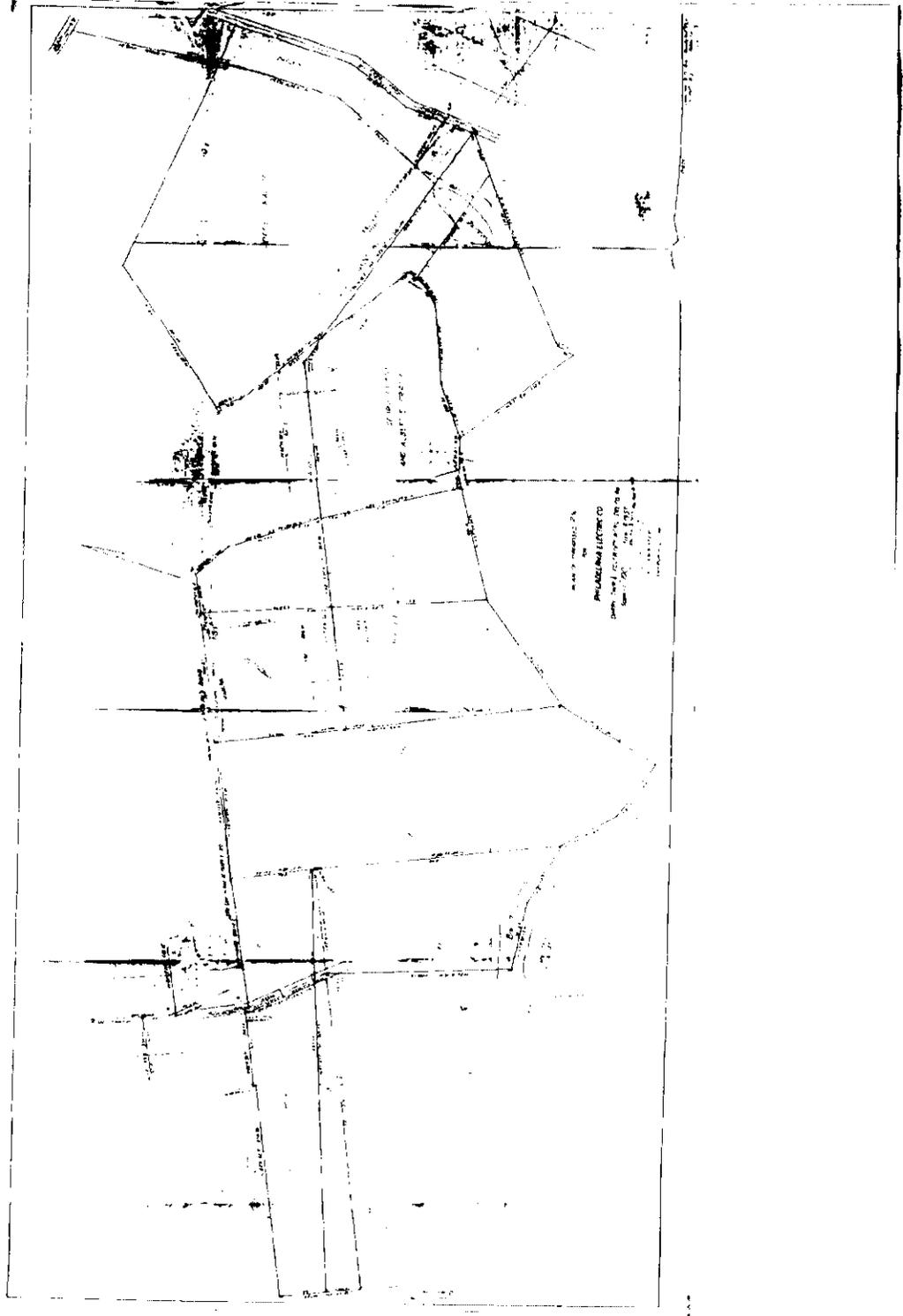








PHILADELPHIA ELECTRIC CO.
SOUND MOTOR AND ALBERT S. 10811
MOTOR



PHILADELPHIA ELECTRIC CO.
PHILADELPHIA, PA.
No. 1000
Date: 1910

This Indenture

Made the 15TH

day of NOVEMBER in the year of our Lord one thousand nine

hundred and fifty-seven (1957) — Between ALBERT E. FRANK and ELIZABETH FRANK, his wife, and EDWARD GEORGE FRANK and CAROLINE MARIE FRANK, his wife, all of the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania (hereinafter called the Grantors), of the one part, and

PHILADELPHIA ELECTRIC COMPANY, a corporation of the Commonwealth

of Pennsylvania, (hereinafter called the Grantee), of the other part:

Witnesseth, That the said Grantors for and in consideration of the sum of FIVE THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS (\$5,625.00) — lawful money of the United States of America, unto them — well and truly paid by the said Grantee — at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have — granted, bargained, sold, aliened, enfeoffed, released and confirmed, and by these presents do — grant, bargain, sell, alien, enfeoff, release and confirm unto the said Grantee, its Successors — and Assigns, —

ALL THAT CERTAIN strip or parcel of ground situate in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1957, as follows:

BEGINNING at a point at the intersection of the center line of Philadelphia Electric Company's transmission line right of way (200' wide) and the line dividing ground of Edward G. Frank, et al, and ground now or late of Albert E. Frank, et ux, said point being at the distance of ~~five hundred, thirteen feet and ninety five one-hundredths~~ of a foot (513.95') measured southeastwardly along said dividing line from an iron pipe in the title line in Maple Avenue at a corner common to the aforementioned grounds and extending thence from said point of beginning along ground now or late of Albert E. Frank, et ux, the two (2) following courses and distances: (1) North thirty-seven degrees fourteen minutes three seconds West (N. 37° 14' 03" W.) twenty feet (20') to a point and (2) North forty-two degrees fifty-two minutes thirteen seconds West (N. 42° 52' 13" W.) eighty-three feet and fifteen one-hundredths of a foot (83.15') to a point, said point being at the distance of one hundred feet (100') measured northwestwardly from and at right angles to the aforementioned center line; thence through ground of Edward G. Frank, et al, on a line parallel with and one hundred feet (100') distant measured northwestwardly from and at right angles to the aforementioned center line North sixty-two degrees fifteen minutes twenty seconds East (N. 62° 15' 20" E.) six hundred fifty-one feet and thirteen one-hundredths of a foot (651.13') to a point in line of ground now or late of George Kaiser; thence along the last mentioned ground the two (2) following courses and distances: (1) South sixty-three degrees thirty-eight minutes twenty-eight seconds East (S. 63° 38' 28" E.) two hundred thirteen feet and thirty-five one-hundredths of a foot (213.35') to a point on the aforementioned center line and (2) continuing South sixty-three degrees thirty-eight minutes twenty-eight seconds East (S. 63° 38' 28" E.) three hundred fifty feet (350') to a point, said point being at the distance of one hundred feet (100') measured southwestwardly from and at right angles to the aforementioned center line; thence through said ground of Edward G. Frank, et al, the two (2) following courses and distances: (1) on a line parallel with and one hundred feet (100') distant measured southwestwardly from and at right angles to the aforementioned center line

eighty degrees fourteen minutes ten seconds West (N. 80° 14' 10" W.) four hundred twenty-one feet and three one-hundredths of a foot (421.03') to a point and (2) on a line parallel with and one hundred feet (100') distant measured southeastwardly from and at right angles to the aforementioned center line South sixty-two degrees fifteen minutes twenty seconds West (S: 62° 15' 20" W.) six hundred five feet and seventy-six one-hundredths of a foot (605.76') to a point in line of ground now or late of Albert E. Frank, et ux, and thence along the last mentioned ground North thirty-seven degrees fourteen minutes three seconds West (N. 37° 14' 03" W.) one hundred one feet and thirty-nine one-hundredths of a foot (101.39') to the first mentioned point and place of beginning.

—CONTAINING three acres and six thousand five hundred fifteen ten-thousandths of an acre (3.6515 acres), more or less.

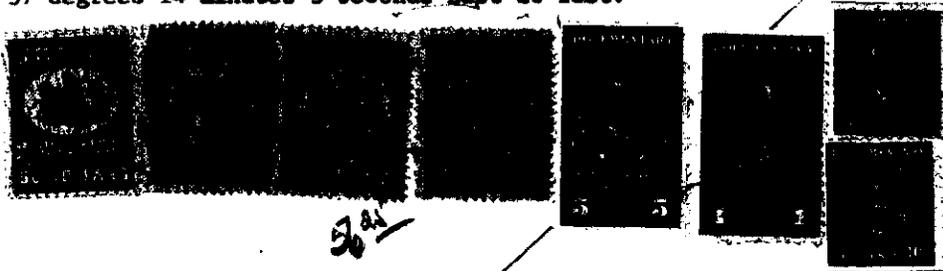
—BEING a part of the same premises which ALBERT E. FRANK, ET UX, ET AL, by Indenture bearing date the 27th day of August A.D. 1952 and recorded in the Office for the Recording of Deeds &c., in and for the County of Delaware in Deed Book No. 1573, page 151 &c., granted and conveyed an undivided three-quarter interest unto ALBERT E. FRANK and ELIZABETH FRANK, his wife, in fee.

—AND ALSO BEING a part of the same premises which ALBERT E. FRANK ET UX, ET AL by Indenture bearing date the 27th day of August A.D. 1952 and recorded in the Office aforesaid in Deed Book No. 1573, page 159 &c., granted and conveyed an undivided one-quarter interest unto CHESTER-CAMBRIDGE BANK AND TRUST COMPANY, GUARDIAN of the ESTATE OF EDWARD GEORGE FRANK, a Minor, in fee.

—AND the said EDWARD GEORGE FRANK became 21 years of age on June 30, 1957.

—TOGETHER with the right of ingress and egress to and from said strip of ground and the right, as often as the Grantee, its Successors and Assigns, shall deem necessary, to cut down and remove from the premises of the Grantors adjoining said strip on either side thereof any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by the Grantee, its Successors and Assigns, upon said strip of ground.

The beginning point of (513.95') is located as follows. (1) South 66 degrees 2 minutes 43 seconds East 170.45 feet (2) South 42 degrees 52 minutes 13 seconds East 323.50 feet and (3) South 37 degrees 14 minutes 3 seconds East 20 feet.



60

RECEIVED _____

~~WITNESSES AS SIGNING~~ }

ON THE 15th day of November Anno Domini 1957, before me, the
 subscriber, a Notary Public in and for the Commonwealth of Pennsylvania,
 personally appeared the above-named ALBERT E. FRANK and ELIZABETH FRANK, his wife,
 and EDWARD GEORGE FRANK and CAROLINE MARIE FRANK, his wife, _____
 and in due form of law acknowledged the above
 Indenture to be their and each of their _____ act and deed, and desired the same might be
 recorded as such. _____
 WITNESS my hand and notarial seal the day and year aforesaid. _____

William J. Dubasty
 Notary Public

NOTARY PUBLIC
 My Commission Expires March 3rd, 1960
 CHESTER, DEL. CO., PENNA.

The residence of the within-named Grantee is 1000 Chestnut Street
 Philadelphia, Pa. On behalf of said Grantee
W. J. Dubasty

COMMONWEALTH LAND
 INSURANCE COMPANY
 Chester Office
 B-882053 File No. 1613
 B-882053

DEED
 1000-106

ALBERT E. FRANK
 and
 ELIZABETH FRANK, his wife,
 and
 EDWARD GEORGE FRANK
 and
 CAROLINE MARIE FRANK, his wife,

255

to _____

PHILADELPHIA ELECTRIC COMPANY

No. 230
 Two & Lathams Co., 11 N. 23rd St., Philadelphia

Premises:

Folscroft Borough
 Delaware County
 Pennsylvania

COUNTY OF DELAWARE
 PENNSYLVANIA
REGISTERED
 NOV 27 1957
 DEPT. OF REVENUE

RECORDED in the Office for Recording of Deeds in and for DELAWARE COUNTY
 in Deed Book No. 142 Page 406
 WITNESS my hand and seal of Office this _____
 day of NOVEMBER Anno Domini 1957

Together with all and singular the _____ improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantors, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof. _____

To have and to hold the said lot - or piece - of ground above described, _____

_____ hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors _____ and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors _____

and Assigns forever. RESERVING, however, unto the said Grantors, their Heirs and Assigns (for so long as they or any of them shall own land adjoining above described strip of ground on both sides thereof) for the use of said Grantors, their Heirs and Assigns, tenants and occupiers of said adjoining land, the right to cross at grade over above described strip of ground at such convenient place or places as may be mutually agreed upon, SUBJECT, however, to the construction, erection, operation and maintenance by the said Grantee, its Successors and Assigns, of facilities or structures for its or their corporate purpose in, on, along, over and under the above described strip of ground without liability in any manner to said Grantors, their Heirs and Assigns. AND PROVIDED that neither the Grantors, their Heirs and Assigns, or the Grantee, its Successors and Assigns, shall be liable or obliged to construct or maintain any fences along the above described strip of ground.

And the said Grantors, for themselves and their _____

Heirs, Executors, and Administrators do - by these presents covenant, grant and agree, to and with the said Grantee, its Successors _____ and Assigns, that they, the said Grantors, and their _____

_____ Heirs, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors _____ and Assigns, against them, the said Grantors and their _____

Heirs, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them _____ or any of them, Shall and Will, RESERVING and PROVIDED as aforesaid.

WARRANT and forever DEFEND.

In Witness Whereof the said parties _____ of the first part to these presents have _____ hereunto set their hands and seals. Dated the day and year first above written. _____

Signed, Sealed and Delivered

in the presence of us:

John A. Salerno

Albert E. Frank

Albert E. Frank



Elizabeth Frank

Elizabeth Frank



Edward G. Frank

Edward G. Frank

Edward George Frank



Caroline Marie Frank

Caroline Marie Frank (SEAL)

Caroline Marie Frank

September 14, 1967
MEM PH-1013

Mr. and Mrs. Albert S. Frank
Box 115
Delaware, Pennsylvania

Dear Sir and Madam:

Under terms of agreement between the U.S. Army and the U.S. Navy, the U.S. Army is providing for the maintenance of the U.S. Navy's fleet of aircraft carriers. The U.S. Navy is providing for the maintenance of the U.S. Army's fleet of aircraft carriers. The U.S. Army is providing for the maintenance of the U.S. Navy's fleet of aircraft carriers. The U.S. Navy is providing for the maintenance of the U.S. Army's fleet of aircraft carriers.

In accordance with the terms of the agreement, the U.S. Army is providing for the maintenance of the U.S. Navy's fleet of aircraft carriers. The U.S. Navy is providing for the maintenance of the U.S. Army's fleet of aircraft carriers. The U.S. Army is providing for the maintenance of the U.S. Navy's fleet of aircraft carriers. The U.S. Navy is providing for the maintenance of the U.S. Army's fleet of aircraft carriers.

See file
for info

ML:ada

cc: Edward G. Frank, et ux

SENT REGISTERED MAIL
RETURN RECEIPT REQUESTED

*Write Edward G. Frank
of Falcraft Pa.*

PE-1613

*Paid to E. G. Frank \$10.00
5-10-52
Mar. 52
Apr. 52
May 52
June 52
July 52
Aug. 52
Sept. 52
Oct. 52
Nov. 52
Dec. 52
1952*

WHEREAS, the undersigned are the owners of premises situate in the ~~District~~ Borough of Falcraft, County of Delaware and Commonwealth of Pennsylvania, comprising approximately 17 acres of ground, described in Deed dated the 27th day of August in the year 1952, and recorded in the Office of the Recorder of Deeds of said County and Commonwealth, in Deed Book No. 1573, at page 159 &c.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of (\$10.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as "Sellers") hereby give unto PHILADELPHIA ELECTRIC COMPANY (hereinafter referred to as "Buyer"), the option, to be exercised as hereinafter provided at any time within 180 days after the date hereof, of purchasing for the price or sum of \$5625.00

All That Certain 200 foot wide strip of the aforementioned ground, which strip is described as follows, that is, 100 feet on each side of the following described center line:

BEGINNING at a point in line of land of George Kaiser said point being approximately 370 feet southwest of a corner common to the aforesaid George Kaiser's land and land of the undersigned; thence extending in a northwesterly direction through land of the undersigned for a distance of approximately 140 feet to a point; thence angling to the left and continuing through land of the undersigned in a southwesterly direction for a distance of approximately 680 feet to a point in line of land of Albert E. and Elizabeth Frank, said point being approximately 20 feet southeast of a corner common to the aforesaid Albert E. and Elizabeth Frank's land and lands of the undersigned.

RESERVING unto Sellers, their heirs and assigns (for so long as they or any of them shall own land adjoining said strip of ground on both sides) for the use of said Sellers, their heirs and assigns, tenants and occupiers of said adjoining land, the right to cross at grade over said strip of ground at such convenient place or places as may be mutually agreed upon, said right to cross to be subject to the construction, erection, operation and maintenance by Buyer, its successors and assigns, of facilities or structures for its or their corporate purposes without liability in any manner to Sellers, their heirs and assigns.

TOGETHER with the right, as often as Buyer shall deem necessary, to cut down and remove from the premises of Sellers adjoining said strip of ground any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by Buyer upon said strip of ground, with the right of ingress and egress.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said strip of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said strip of ground.

C. R. Nelson
A. L. Frank
Elizabeth Frank

3. Buyer shall permit Sellers to use a portion of the said strip of ground for grazing, cultivation and other agricultural pursuits, to include planting of trees or shrubbery which shall not be allowed to grow beyond a height of six feet, and the remaining portion of said strip for sanitary fill, in accordance with the rules and regulations of state and local authorities, provided that such fill shall not exceed six feet above the present grade of said strip and shall be kept reasonably level at all times under a form of license satisfactory to counsel for the buyer.

2. Buyer shall reimburse Sellers for any damage caused by Buyer or its representatives to crops planted before the date hereof and not harvested before Buyer takes possession.

3. ^{see new clause attached} Buyer shall permit Sellers to use the said strip of ground for grazing, cultivation or other agricultural pursuits, not to include planting of trees or shrubbery, ^{under a license or right of use} under a form of License satisfactory to counsel for Buyer.

4. Neither party shall be obligated to construct or maintain any fences along said strip of ground, but with respect to existing fences across said strip of ground which Buyer may find it necessary to open for access, repairs shall be made by Buyer, or in lieu of such repairs, Buyer may install a gate.

5. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to the undersigned, or to the representative of Sellers, at Falarati Co. Boholus. Sellers hereby certify that the above is the correct name and post-office address of their representative to whom they desire and direct Buyer to mail or deliver all notices and payments pertaining to this agreement.

6. Upon the exercise of this option it shall be and becomes an Agreement of Sale between Sellers and Buyer, and settlement shall be made upon the following terms and conditions:

(a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.

(b) Upon the payment of the purchase price, less the amount paid for this option, Sellers shall execute and deliver a Deed conveying to Buyer said strip of ground in fee simple, free and clear of all liens and encumbrances, together with the rights hereinabove mentioned. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.

7. This agreement shall be binding upon and inure to the benefit of the executors, administrators, heirs, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Sellers have hereunto set their hands and seals on this 23rd day of Mar. A.D. 1957.

Signed, sealed and delivered in the presence of:

CR Holland

Albert E Frank (SEAL)
(Albert E. Frank)

CR Holland

Elizabeth Frank (SEAL)
(Elizabeth Frank, his wife)

7-10 CR Holland

Edward D Frank (SEAL)
Caroline Marie Frank h w

COMMONWEALTH LAND TITLE INSURANCE COMPANY

No. B752-05374 Date 11/15/57
 Seller Albert E. Frank, et al Office Charlottesville
 Purchaser Phila Electric Co Clerk J. H. ...
 Premises of Phila Electric Co Ref to Applicant H. D. ...
Board of Selects - Del Co

Consideration	5625 00	
Taxes for Current Year	<u>To be adjusted out of Del Co</u>	
Water and Sewer Rents		
Rent		
Acknowledgement of Deed		5625 00
Paid on Account	10 00	
Taxes for Current Year		
Water and Sewer Rents		
Rent		
		10 00
	Balance Due Seller	5615 00

SETTLEMENT WITH SELLER		SETTLEMENT WITH PURCHASER	
Satisfaction of Mortgage		Balance Due Seller	5615 00
		<u>6.50</u> } Title Company Charges	70 00
		Recording and Service } Deed	8 00
		Notary Fees	2 00
		Transfer Tax	5625 00
			5625 00
			660 00
Taxes			
Water and Sewer Rents			
Federal Revenue Stamps			
Transfer Tax			
Notary Fees			
Held for			

TOTAL DISBURSEMENTS		
Balance Due Seller	5615 00	
Deposited by	10 00	Final Necessary to Complete Settlement
		5814 10
Less Total Disbursements	100 00	
Net Proceeds of Sale	5614 00	

The above settlement examined and approved, in consideration of which Commonwealth Land Title Insurance Company is directed and authorized to issue its title insurance policy. Any funds held for disposition or otherwise at the discretion of the company will be held without the payment of interest and shall be the property of Commonwealth Land Title Insurance Company.

Seller: Albert E. Frank Purchaser: Phila Electric Co

Commonwealth Land Title Insurance Company

No. B-882-053-4

PE-1613

PHILADELPHIA,

July 12,

1957

The promises endorsed herein are subject to the following items, which will be accepted in the policy unless removed:

MORTGAGES

NONE

TAXES

Receipts for all taxes for the years 1952 to 1956, inclusive, must be produced.
Taxes due for current year 1957.

WATER RENTS

Possible unpaid bills. No liability is assumed.

SEWER RENTS

Receipts for Sewer Rents for the years 1952 to 1956, inclusive, must be produced.
Sewer Rents due for current year 1957.

MECHANICS AND MUNICIPAL CLAIMS

Liability for any unfiled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done.
NONE

JUDGMENTS (3)

A.B.C. Credit Inc. vs Edward C. Frank
C.P. November Term 1953 #1598 D S B 1/26/1954 -\$600.00

A.B.C. Credit Inc. vs Edward C. Frank
C.P. June Term 1954 #657 D S B 7/1/1954 --\$600.00

Thompson Finance Service Inc. vs Edward C. Frank
C.P. March Term 1955 #255 D S B -3/27/1955--\$600.00

OBJECTIONS A

Proof that Albert H. Frank and Elisabeth Frank, his wife, grantors in deed recorded in Deed Book 1573 page 151, are the same persons as the proposed grantors.

Proof that Edward George Frank, formerly a minor, for whom title to an interest in premises is held by Chester-Cambridge Bank & Trust Co. as guardian under Deed dated 8/27/1958 recorded in Deed Book 1573 page 159, is the same person as Edward George Frank, one of the proposed grantors.

B

Subject to Restrictions as created in deeds out of The Columbia Real Estate Company, the common owner, i.e. as in Deed Book V-6 page 216. (attached).

C

Subject to the rights, if any, of the owners of land on Park of Ashland Park to use of Maple, Princeton, Prince, Ashbury or Douglas Avenues.

D

Description endorsed on this Certificate in accordance with a survey by Nelson and Foster dated 11-11-1937 as to total distance constituting beginning point 513.95 feet to be approved for the application. A description in accordance with said survey by someone apparently inadvertently stated said beginning point (no lines down into three courses and distances) as a total distance of 494.15 feet.

Possible additional assessment for school taxes under Act of July 1, 1944, relating to 3rd and 3th Class School District, or township taxes under Act of July 1, 1944, relating to 1st Class Township.

Subject to the payment of state and local real estate transfer taxes.

Proof that all parties in this transaction are of full age and legally competent.

Proof that this transaction is not within the Bankruptcy or Insolvency Acts.

The following items are not objections to this, but are furnished for information only.

NOTICE

FORWARD TO THE WATER AND SEWER DEPT BILLS ON SEWER RENTS

Information relating to street improvements, except where the improvement is completed, for which a lien can be filed, not being within the scope of this insurance, is not certified.

When the insured is notified and the papers recorded (which constitute a Policy of Insurance of this Company) will be issued by the Company and this contract is hereby accepted.

William E. ...
ASST. VICE PRESIDENT

B-552-053-M

CONTINUED

INSTRUMENTS
TO BE PRODUCED
AND RECORDED

DEED:--Albert E. Frank and Elizabeth Frank, his wife and Edward
George Frank and Geraldine Marie Frank, his wife
To Philadelphia Electric Company

Dated

Recorded

RECITAL

BEING a part of the same premises which Albert E. Frank et ux et al
by Indenture bearing date the 27th day of August A.D. 1938 and
recorded in the Office for the Recording of Deeds in Delaware
County in Deed Book 1573 page 151, granted and conveyed an un-
divided Three-quarter interest unto Albert E. Frank and Elizabeth
Frank, his wife, in fee.

AND ALSO BEING a part of the same premises which Albert E. Frank
et ux et al by Indenture bearing date the 27th day of August A.D. 1938
and recorded in the Office for the Recording of Deeds in Delaware
County in Deed Book 1573 page 156, granted and conveyed an
Undivided One-quarter interest unto Chester-Cambridge Bank and
Trust Company, Guardian of the Estate of Edward George Frank,
a Minor.

AND THE SAID Edward George Frank became 21 years of age on 6/30/1957.

DELAWARE COUNTY

SUBJECT TO RESTRICTIONS as created in deeds out of The Columbia Real Estate Company the common owner, (sample of which as in Deed Book W 6 page 246).

Under and subject nevertheless to the following restrictions that no building shall ever be built on said lot within 25' of the front line thereof open porches excepted and the lower or the first floor of all buildings for dwelling or business purposes shall be at least 3' above the established grade of the street in front of said building that no structure for offensive use or occupation shall ever be erected thereon and that no privy well shall be sunk on the premises nor shall any privy be constructed unless the same be lined with brick laid and entirely covered with good hard cement or made of iron or some other durable material absolutely water tight and further that no privy shall be erected within 5' of the line of any adjoining property and also that the side walk in front of the said lot shall be graded within six months from the time the street in front of said lots shall be graded.

DESCRIPTION

ALL THAT CERTAIN Strip or parcel of ground SITUATE in the Borough of Folcroft, County of Delaware and State of Pennsylvania bounded and described in accordance with a survey and plan thereof made by Damon and Foster, Civil Engineers, Sharon Hill, Pennsylvania dated November 11, 1957, as follows:

BEGINNING at a point at the intersection of the center line of Philadelphia Electric Company's transmission line right of way (200 feet wide) and the line dividing ground of Edward G. Frank, et al, and ground now or late of Albert E. Frank, et ux said point being measured the three following courses and distances Southeast along the said dividing line from an iron pipe in the title line of Maple Avenue at a corner common to the aforesaid grounds, as follows, to wit: (1) South 66 degrees 2 minutes 43 seconds East 170.45 feet (2) South 42 degrees 52 minutes 13 seconds East 253.50 feet and (3) South 37 degrees 14 minutes 3 seconds East 20 feet (making a total distance of 513.95 feet) and extending thence from said point of beginning along ground now or late of Albert E. Frank, et ux, the two (2) following courses and distances (1) North 37 degrees 14 minutes 03 seconds West 20 feet to a point and (2) North 42 degrees 52 minutes 13 seconds West 83.15 feet to a point said point being at the distance of 100 feet measured Northwestwardly from and at right angles to the aforesaid mentioned center line; thence through ground of Edward G. Frank, et al, on a line parallel with and 100 feet distant measured Northwestwardly from and at right angles to the aforementioned center line North 62 degrees 15 minutes 20 seconds East 651.13 feet to a point in line of ground now or late of George Kaiser; thence along the last mentioned ground the two (2) following courses and distances (1) South 63 degrees 38 minutes 28 seconds East 213.35 feet to a point on the aforementioned center line and (2) continuing South 63 degrees 38 minutes 28 seconds East 350 feet to a point said point being at the distance of 100 feet measured Southwestwardly from and at right angles to the aforementioned center line; thence through said ground of Edward G. Frank et al the two (2) following courses and distances: (1) on a line parallel with and 100 feet distant measured Southwestwardly from and at right angles to the aforementioned center line North 80 degrees 14 minutes 10 seconds West 421.03 feet to a point and (2) on a line parallel with and 100 feet distant measured Southeastwardly from and at right angles to the aforementioned center line South 62 degrees 15 minutes 20 seconds West 605.76 feet to a point in line of ground now or late of Albert E. Frank, et ux, and thence along the last mentioned ground North 37 degrees 14 minutes 03 seconds West 101.39 feet to the first mentioned point and place of beginning.

CONTAINING 3.6515 acres, more or less.

TOGETHER with the right of ingress and egress to and from said strip of ground and the right, as often as the Grantee, its Successors and Assigns, shall deem necessary, to cut down and remove from the premises of the Grantors adjoining said strip on either side thereof any trees which may endanger the safety, interfere, with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by the Grantee, its Successors and Assigns, upon said strip of ground.

COUNTY OF DELAWARE

Title Report

B-882-053-M

Commonwealth Land Title Insurance Company

Main Office:
1510 WALNUT STREET
PHILADELPHIA 2, PENNA.

Send a copy of this Report to the Grantor
or Mortgagor so that all objections may be
removed or explained before settlement.

100-00-07

DARBY 001544

BLOCK

LOT

APPL. NO.

B-882-053-M

Third Floor -- 1008 Walnut Street

December 8, 1959

FROM: R. W. Smith

TO: John L. Seady, Manager
Property Records

SUBJECT: Transfer of items on the books of
Philadelphia Electric Company
Files PE- 1607, 1608, 1610, 1611, 1612,
1613, 1615, 1616, 1617, 1620, 1622, 1623,
1637, 1643, 1646, 1649, 1690

On March 6, 1959, we forwarded you a letter requesting
several amounts of items on the files listed in
above from the temporary warehouse of C.A.
which totaled \$92,000.00. The transfer should
be made to C.A. Searles, Inc.

Will you please arrange to have this completed and
return to me at this year.



F

Third Floor -- 1048 Walnut Street

March 6, 1959

FROM: R. W. Smith

TO: John L. Sunday, Manager
Property Records Division

SUBJECT: Transfer of items on books of
Philadelphia Electric Company
Files PE-1607, 1608, 1610, 1611, 1612, 1613, 1614,
1616, 1617, 1618, 1620, 1621, 1627, 1628, 1629,
1690

Will you please arrange to transfer the following amounts which are charged to the temporary work order pending the final determination of the proper capital authorization to be charged. These amounts should be transferred on the books of Philadelphia Electric Company as follows:

Debit:

W.A. 614507-101

100,000.00

W.O. 149950-101

(6-1607)	1957	Dec. Cash Journal Entry	1.00
(6-1608)	1958	March Cash Journal Entry	1.00
(6-1610)	1957	Nov. Cash Journal Entry	1.00
(6-1612)	1957	Dec. Cash Journal Entry	1.00
(6-1613)	1957	Dec. Cash Journal Entry	1.00
(6-1614)	1958	August Cash Journal Entry	1.00
(6-1616)	1958	April Cash Journal Entry	1.00
(6-1617)	1957	Oct. Cash Journal Entry	1.00
(6-1620)	1958	Cash Journal Entry (July)	1.00
(6-1621)	1958	Feb. Cash Journal Entry	1.00
(6-1627)	1958	May Cash Journal Entry	1.00
(6-1628)	1958	Nov. Cash Journal Entry	1.00
(6-1629)	1958	Oct. Cash Journal Entry	1.00
Total			100,000.00

Credit:

W.O. 149950-101

(6-1607)	1957	Voucher H-2600	940.75
	1957	Voucher J-	100.00
	1958	Feb.	191.00

March 6, 1959

(6-1608)	1956 May	9.00
	1957 Petty Cash (May)	10.00
	1958 Voucher A-3211	7,462.00
	1958 Voucher B-2223	27.50
	1958 Feb.	643.00
(6-1610)	1957 Voucher A-4322	1,274.65
	1957 Petty Cash (June)	10.00
(6-1611)	1957 Voucher M-3112	105.00
	1958 Petty Cash (Jan.)	6.00
	1958 Petty Cash (May)	5.00
(6-1612)	1957 Petty Cash (March)	20.00
	1957 Petty Cash (July)	10.00
	1957 Voucher L-2727	14,827.45
	1958 Feb.	215.00
(6-1613)	1957 Petty Cash (March)	10.00
	1957 Voucher L-2728	5,614.10
	1958 Feb.	215.00
	1959 March	125.00
(6-1615)	1957 August	125.00
	1958 Voucher H-493	20,725.00
	1959 March	125.00
(6-1616)	1957 Voucher G-4522	10.00
	1957 Voucher P-2226	10.00
	1957 Voucher F-2227	10.00
	1957 Voucher K-2227	241.00
	1958 Feb.	225.00
	1958 April	27.00
(6-1627)	Petty Cash (Oct.) 1957	6.75
(6-1628)	Petty Cash (April) 1957	10.00
	1957 Voucher J-2227	1,644.75
(6-1629)	1957 Voucher (June)	100.00
	1957 Voucher M-277	1,000.00
	1958 April	200.00
	1958 Voucher N-2222	24,270.00
(6-1632)	1957 Voucher H-4325	10.00
	1958 Voucher A-4327	1,527.00
	1958 Feb.	150.00
(6-1637)	1957 Petty Cash (Oct.)	10.00
	1958 Voucher (April)	200.00
	1958 Voucher L-1736	137.35

John L. Sunday

-3-

March 6, 1959

(6-1643)	Petty Cash (July)	10.00
	1958 Voucher N-6119	4,163.40
	1958 October	45.00
(6-1646)	1957 Petty Cash	10.00
(6-1649)	1957 Petty Cash (Nov.)	10.00
	1958 April	150.00
	1959 Voucher N-875	2,091.00
(6-1690)	1958 Voucher N-3895	10.00
	1958 Voucher N-610	91.00
	1958 Petty Cash (Oct.)	1.20
	Total -	898,915.00

J. H. S.

Real Estate Department

ACE: jlb

DARBY 001548

EXPENSE RECORD
1957

EMPLOYEE'S NAME (Print) G.R. Holland

DATE	DESCRIPTION	JOB NO.	N. O. OR ACCT. NO.	AMOUNT
3/23/57	Albert E. Frand Option	PE.-1612		10 00
"	" " " "	" - 1612	349950-101	10 00
"	Phila. Nat. Bank Trustee	" -1613	(6-1612) {6-1613	10 00
	<u>COPY</u>			

APPROVED	CHECKED	RECEIVED	TOTAL \$ <u>30.00</u>
SUPERVISOR	ANALYST	<u>Thirty and 00/100</u> * * * * * DOLLARS IN FULL PAYMENT OF THE ABOVE	
APPROVED	AUTHORIZED SIGNATURE	DATE <u>3/25/57</u>	SIGNED <u>C.R. Holland</u> ✓

RA 2-2728
9/15/57

November 12, 57

COMMONWEALTH LAND TITLE INSURANCE COMPANY

FIVE THOUSAND EIGHT HUNDRED FOURTEEN AND 10/100- - - - - 5,814.10

Balance of funds required to purchase in fee a strip or parcel of ground with trimming rights situate southeast of the southeast side of Maple Avenue in Folcroft Borough, Delaware County, Pa. from Edward G. Frank et ux, et al.

File PE-1613

(Please send check to H.J. McQuiston, 3rd floor, 1008 Walnut St.)

W.O. 349950-101 6-1613 \$5,814 10 ✓

Third Floor -- 1008 Walnut Street

December 2, 1957

FROM: R. W. Smith
TO: C. Winner, Treasurer
SUBJECT: Commission on Title Insurance
Files PE-1612, PE-1613 and PE-4538

Enclosed herewith are checks of Commonwealth Land Title Insurance Company to the order of H. J. McQuiston, Agent, and endorsed by him to Philadelphia Electric Company for commission on title insurance secured in connection with the acquisition of properties in the borough of Folcroft, Delaware County, Pa. and in Buckingham Township, Bucks County, Pennsylvania. These checks in the amounts of \$10.50, \$6.50 and \$7.00 should be credited on the books of Philadelphia Electric Company as follows:

W.O. 349950-101

(6-1612) ✓	\$10.50
(6-1613) ✓	\$6.50
(6-4538) ✓	\$7.00

Will you please acknowledge receipt of these checks on the enclosed carbon copy of this letter.

RWS:jtb
Enclosures (3)

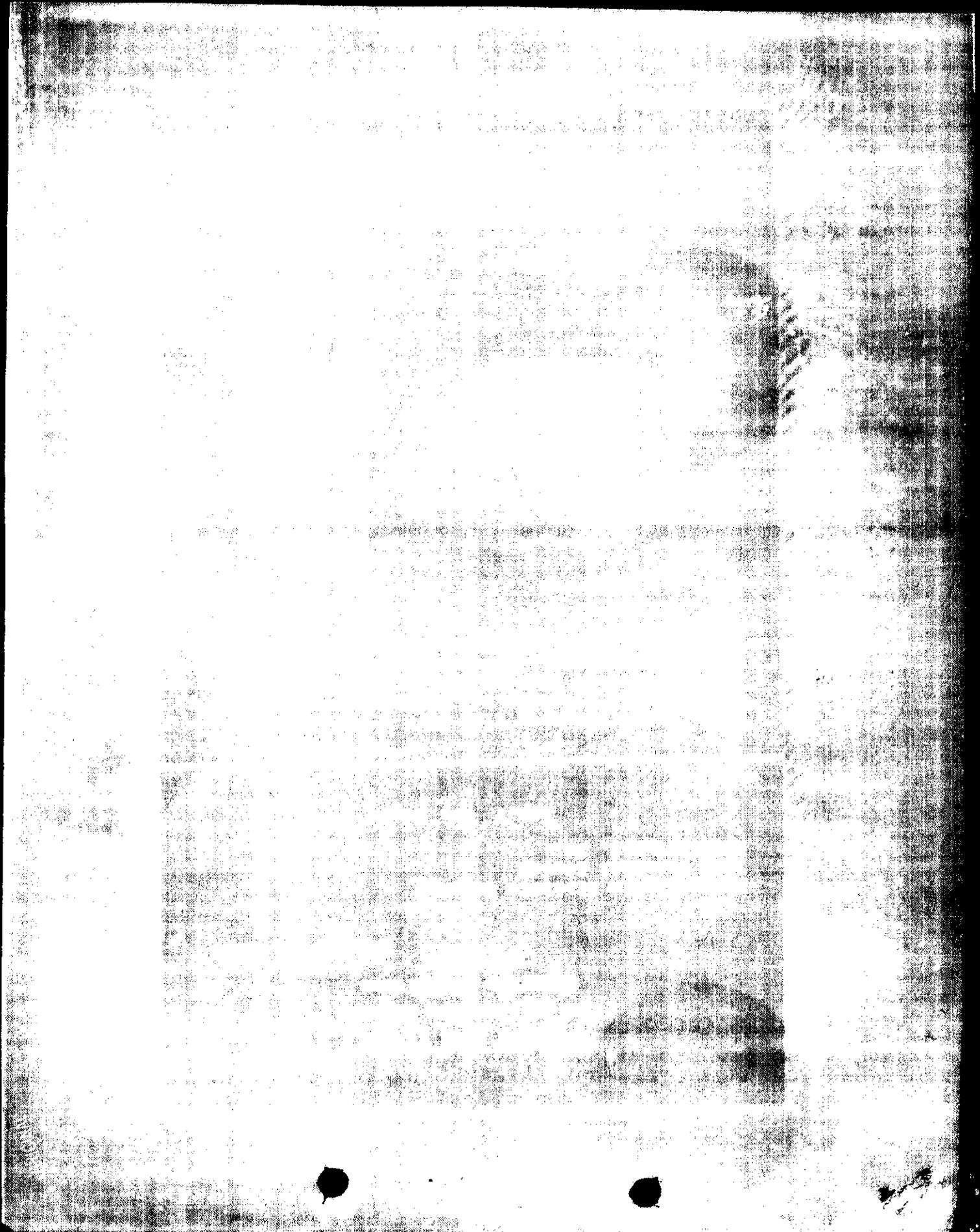
cc H. J. McQuiston

R.W.S.
Real Estate Department

RECEIPT IS HEREBY ACKNOWLEDGED OF
THE ABOVE MENTIONED CHECKS FOR \$10.50,
\$6.50 and \$7.00.

J.W. Schulz
Assistant Treasurer

12/4/57
Date



ACQUISITION OF GROUND

FOR THE

DARBY GREEN TRANSMISSION LINE RIGHT OF WAY

November 27, 1937
File PE-1612
PE-1613 ✓

PE-1612 - Philadelphia Electric Company, by Deed dated November 15, 1937, acquired from Albert E. Frank and Elizabeth Frank, his wife, two (2) unimproved strips or parcels of ground, one thereof situate on the northeasterly and southwesterly sides of Marsh Road containing 2.7522 acres, more or less, and the other thereof situate in the rear of the southeasterly side of Maple Avenue containing 4.1809 acres, more or less, both being in the Borough of Palmyra, County of Delaware, Commonwealth of Pennsylvania, and shown in red cross on the plat hereon attached.

Together with the right of ingress and egress to and from the two (2) above mentioned strips of ground and the right, so often as necessary to cut down and remove from the premises of Albert E. Frank, et ux, adjoining the two (2) above mentioned strips of ground on either side thereof, any trees which may endanger the safety, interfere with the use of, or be a nuisance to any facilities or structures which may now or in the future be maintained by the Electric Company, its Successors and Assigns, upon the above mentioned two (2) strips of ground.

Albert E. Frank, et ux, their Heirs and Assigns, reserved the right (for so long as they or any of them shall own land adjoining the aforesaid above mentioned strip of ground on both sides thereof) for the use of said Albert E. Frank, et ux, their Heirs and Assigns, Successors and Assigns of said adjoining land the right to erect at such times over the aforesaid above mentioned strip of ground at such convenient place or places as may be mutually agreed upon.

The Electric Company is relieved of furnishing its polelines.

PE-1613 - Philadelphia Electric Company, by Deed dated November 15, 1937, acquired from Albert E. Frank and Elizabeth Frank, his wife, and Edward George Frank and Caroline Marie Frank, his wife, an unimproved strip or parcel of ground situate in the rear of the southeasterly side of Calgon Hook Road containing 2.8818 acres, more or less, in the Borough of Palmyra, County of Delaware, Commonwealth of Pennsylvania, and particularly shown outlined in green cross on the plat hereon attached.

Together with the right of ingress and egress to and from the aforesaid strip and the right, so often as necessary, to cut down and remove from the premises of Albert E. Frank, et ux, et al, adjoining the above mentioned strip on either side thereof, any trees which may endanger the safety, interfere with the use of, or be a nuisance to any facilities or structures which may now or in the future be maintained by the Electric Company, its Successors and Assigns, upon the above mentioned strip of ground.

Albert E. Frank, et ux, et al, their Heirs and Assigns, reserved the right (for so long as they or any of them shall own land adjoining the above mentioned strip of ground on both sides thereof) for the use of said Albert E. Frank, et ux, their Heirs and Assigns, tenants and occupiers of said adjoining land the right to cross at grade over the above mentioned strip of ground at such convenient place or places as may be mutually agreed upon.

The Electric Company is relieved of fencing its property.

A standard form of License was given the former owners of each of the above mentioned premises for the purpose of cultivating, grazing or other agricultural pursuits. The License further stated that the former owners were given the additional right to plant and maintain trees or shrubbery on a part of the licensed premises provided that they shall not exceed a height of more than 6 feet above the present grade of the licensed premises. A 12 foot wide unplanted strip was excepted, however, along the center line of the Licensor's transmission line right of way for an access road. The Licensees agreed that at the termination of the aforementioned License to remove the trees or shrubbery at their own cost and expense leaving the ground in a safe and clean condition. The Licensees were also given the right to use a part of the licensed premises for sanitary fill (by sanitary fill is meant, no garbage, shall be included and any inflammable material shall be covered with earth, under and subject to the rules and regulations of state and local authorities. The Licensees agreed said fill shall not exceed 6 feet above the present grade of the licensed premises and shall be kept reasonably level at all times, and further agreed only to use any equipment on the licensed premises which shall not exceed 15 feet in height from the present grade of the ground.

N. J. McQuiston
Real Estate Agent

McClede

Attachment

- Route #1 - W. M. Irwin
- Route #2 - W. H. Jones
T. M. Godwin
B. E. Mackay, Jr.
- Route #3 - E. E. Shev
- Route #4 - C. J. VanAntwerp
H. MacLaughlin
C. W. Lies
J. VanName
- Route #5 - J. B. Murray

DARBY
AND
SUN

44-6241

15-714

NOVEMBER

fifty-seven (1957) ALBERT E. FRANK and ELIZABETH FRANK, his wife, and EDWARD GEORGE FRANK and CAROLINE MARIE FRANK, his wife, all of the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania

PHILADELPHIA ELECTRIC COMPANY, a corporation of the Commonwealth of Pennsylvania,

FIVE THOUSAND SIX HUNDRED TWENTY-FIVE DOLLARS (\$5,625.00) them

vs

, its Successors

ALL THAT CERTAIN strip or parcel of ground situate in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1957, as follows:

BEGINNING at a point at the intersection of the center line of Philadelphia Electric Company's transmission line right of way (200' wide) and the line dividing ground of Edward G. Frank, et al, and ground now or late of Albert E. Frank, et ux, said point being at the distance of four hundred ~~and~~ four feet and ~~and~~ hundredths of a foot (400.00') measured southeastwardly along said dividing line from an iron pipe in the title line in Maple Avenue at a corner common to the aforementioned grounds and extending thence from said point of beginning along ground now or late of Albert E. Frank, et ux, the two (2) following courses and distances: (1) North thirty-seven degrees fourteen minutes thirty seconds West (N. 37° 14' 03" W.) twenty feet (20') to a point and (2) North forty-two degrees fifty-two minutes thirteen seconds West (N. 42° 52' 13" W.) eighty-three feet and fifteen one-hundredths of a foot (83.15') to a point, said point being at the distance of one hundred feet (100') measured northwestwardly from and at right angles to the aforementioned center line; thence through ground of Edward G. Frank, et al, on a line parallel with and one hundred feet (100') distant measured northwestwardly from and at right angles to the aforementioned center line North sixty-two degrees fifteen minutes twenty seconds East (N. 62° 15' 20" E.) six hundred fifty-one feet and thirteen one-hundredths of a foot (651.13') to a point in line of ground now or late of Edward G. Frank, et ux; thence along the last mentioned ground the two (2) following courses and distances: (1) South sixty-three degrees thirty-one minutes eight seconds East (S. 63° 31' 08" E.) one hundred and thirty-five one-hundredths of a foot (135.10') to a point on the aforementioned center line and (2) South thirty-eight degrees thirty-eight minutes twenty-two seconds East (S. 38° 38' 22" E.) three hundred fifty feet (350') to a point, said point being at the distance of one hundred feet (100') measured northwestwardly from and at right angles to the aforementioned center line; thence through said ground of Edward G. Frank, et ux, the two (2) following courses and distances: (1) North with and one hundred feet (100') distant measured northwestwardly from and at right angles to the aforementioned center line

eighty degrees fourteen minutes ten seconds West (N. 80° 14' 10" W.) four hundred twenty-one feet and three one-hundredths of a foot (421.03') to a point and (2) on a line parallel with and one hundred feet (100') distant measured southeastwardly from and at right angles to the aforementioned center line South sixty-two degrees fifteen minutes twenty seconds West (S. 62° 15' 20" W.) six hundred five feet and seventy-six one-hundredths of a foot (605.76') to a point in line of ground now or late of Albert E. Frank, et ux, and thence along the last mentioned ground North thirty-seven degrees fourteen minutes three seconds West (N. 37° 14' 03" W.) one hundred one feet and thirty-nine one-hundredths of a foot (101.39') to the first mentioned point and place of beginning.

CONTAINING three acres and six thousand five hundred fifteen ten-thousandths of an acre (3.6515 acres), more or less.

BEING a part of the same premises which ALBERT E. FRANK, ET UX, ET AL, by Indenture bearing date the 27th day of August A.D. 1952 and recorded in the Office for the Recording of Deeds &c., in and for the County of Delaware in Deed Book No. 1573, page 151 &c., granted and conveyed an undivided three-quarter interest unto ALBERT E. FRANK and ELIZABETH FRANK, his wife, in fee.

AND ALSO BEING a part of the same premises which ALBERT E. FRANK ET UX, ET AL by Indenture bearing date the 27th day of August A.D. 1952 and recorded in the Office aforesaid in Deed Book No. 1573, page 159 &c., granted and conveyed an undivided one-quarter interest unto CHESTER-CAMBRIDGE BANK AND TRUST COMPANY, GUARDIAN of the ESTATE OF EDWARD GEORGE FRANK, a Minor, in fee.

AND the said EDWARD GEORGE FRANK became 21 years of age on June 30, 1957.

TOGETHER with the right of ingress and egress to and from said strip of ground and the right, as often as the Grantee, its Successors and Assigns, shall deem necessary, to cut down and remove from the premises of the Grantors adjoining said strip on either side thereof any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by the Grantee, its Successors and Assigns, upon said strip of ground.

The beginning point of (S 3.95') is located as follows. (1) South 66 degrees 2 minutes 43 seconds East 170.45 feet (2) South 42 degrees 52 minutes 17 seconds East 323.58 feet and (3) South 39 degrees 14 minutes 3 seconds East 20 feet.

the

8

, its Successors

, its Successors

RESERVING, however, unto the said Grantors, their Heirs and Assigns (for so long as they or any of them shall own land adjoining above described strip of ground on both sides thereof) for the use of said Grantors, their Heirs and Assigns, tenants and occupiers of said adjoining land, the right to cross at grade over above described strip of ground at such convenient place or places as may be mutually agreed upon, SUBJECT, however, to the construction, erection, operation and maintenance by the said Grantee, its Successors and Assigns, of facilities or structures for its or their corporate purpose in, on, along, over and under the above described strip of ground without liability in any manner to said Grantors, their Heirs and Assigns. AND PROVIDED that neither the Grantors, their Heirs and Assigns, or the Grantee, its Successors and Assigns, shall be liable or obliged to construct or maintain any fences along the above described strip of ground.

Grantors, for themselves and their

, its Successors

they, Grantors, and their

, its Successors

them, Grantors and their

him, her, them

, RESERVING and PROVIDED as aforesaid,

ies

have their s s

John M. Salerno

Edward G. Frank

Caroline Marie Frank

Albert E. Frank

Albert E. Frank

Elizabeth Frank

Elizabeth Frank

Edward George Frank

Edward George Frank

Caroline Marie Frank (SEAL)

Caroline Marie Frank

15th day of November 1957
a Notary Public in and for the Commonwealth of Pennsylvania,

ALBERT E. FRANK and ELIZABETH FRANK, his wife,
and EDWARD GEORGE FRANK and CAROLINE MARIE FRANK, his wife,

their and each of their

notarial

William Liberty
Notary Public
NOTARY PUBLIC
My Commission Expires March 3rd, 1958
CHESTER, DEL. CO., PENNA.

1000 Chestnut Street

Philadelphia, Pa.

B-882053M PE-1613

ALBERT E. FRANK
and
ELIZABETH FRANK, his wife,
and
EDWARD GEORGE FRANK
and
CAROLINE MARIE FRANK, his wife,

to

PHILADELPHIA ELECTRIC COMPANY

Premises:

Folcroft Borough
Delaware County
Pennsylvania

OFFICE COPY

Commonwealth Land Title Insurance Company

No. B-882-053-M

PHILADELPHIA, July 12,

1957

The premises endorsed hereon are subject to the following items, which will be excepted in the policy unless removed:

MORTGAGES	NONE
TAXES	Receipts for all taxes for the years 1952 to 1956, inclusive, must be produced. Taxes due for current year 1957.
WATER RENTS	Possible unpaid bills. No liability is assumed.
SEWER RENTS	Receipts for Sewer Rents for the years 1952 to 1956, inclusive, must be produced. Sewer Rents due for current year 1957.
MECHANICS AND MUNICIPAL CLAIMS	Liability for any unfilled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done. NONE
JUDGMENTS (3)	A.B.C. Credit Inc. vs Edward C. Frank C.P. November Term 1953 #1598 D S B 1/26/1954 -\$600.00 A.B.C. Credit Inc. vs Edward C. Frank C.P. June Term 1954 #657 D S B 7/1/1954 --\$600.00 Thompson Finance Service Inc. vs Edward C. Frank C.P. March Term 1955 #255 D S B -3/17/1955--\$600.00
OBJECTIONS	<p>A Proof that Albert E. Frank and Elizabeth Frank, his wife, grantees in deed recorded in Deed Book 1573 page 151, are the same persons as the proposed grantors.</p> <p>B Proof that Edward George Frank, formerly a minor, for whose title to $\frac{1}{2}$ interest in premises is held by Chester-Cambridge Bank & Trust Co. as guardian under Deed dated 8/27/1952 recorded in Deed Book 1573 page 159, is the same person as Edward George Frank, one of the proposed grantors.</p> <p>C Subject to Restrictions as created in deeds out of The Columbia Real Estate Company, the common owner, i.e. as in Deed Book W-6 page 246. (attached)</p> <p>D Subject to the rights, if any, of the owners of land on Flak of Ashland Park to use of Maple, Erickson, Prince, Asbury or Douglas Avenues.</p> <p>E Description hereon furnished for information purposes only. Survey must be produced, premises described in accordance therewith; possible additional objections, if any, to be certified.</p>
NOTICE	<p>(CONTINUED)</p> <p>Possible additional assessment for school taxes under Act of Jan. 14, 1952, P.L. 1044, relating to 1st and 4th Class School Districts, or township taxes under Act of July 1, 1955, P.L. 219, relating to 1st Class Townships. Terms and conditions of any unrecorded lease, and rights of parties in possession. Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose or which are visible on the ground. Subject to the payment of state and local real estate transfer taxes. Proof that all parties in this transaction are of full age and legally competent. Proof that this transaction is not within the Bankruptcy or Insolvency Acts. The following items are not objections to title, but are furnished for information only.</p>
PRODUCE TAX, WATER AND SEWER RENT BILLS OR RECEIPTS FOR CURRENT YEAR	Information relating to street improvements, except where the improvement is completed, the amount a lien can be filed, not being within the scope of title insurance, is not pertinent.

S-6/16/40

When the transaction is settled and the papers recorded (which recording should be done by the Company), a Policy of Insurance of this Company will be issued for \$ in conformity with application and this marked up Report.

100-00-00

Ch 4-60-41

William C. ...
ASST. VICE PRESIDENT

B-882-053-M

CONTINUED

INSTRUMENTS
TO BE PRODUCED
AND RECORDED

DEED:--Albert E. Frank and Elizabeth Frank, his wife and Edward
George Frank and Caroline Maria Frank, his wife
To Philadelphia Electric Company

Dated

Recorded

RECITAL

BEING a part of the same premises which Albert E. Frank et ux et al
by Indenture bearing date the 27th day of August A.D. 1952 and
recorded in the Office for the Recording of Deeds in Delaware
County in Deed Book 1573, page 151, granted and conveyed an un-
divided three-quarter interest unto Albert E. Frank and Elizabeth
Frank, his wife, in fee.

AND ALSO BEING a part of the same premises which Albert E. Frank
et ux et al by Indenture bearing date the 27th day of August A.D. 1952
and recorded in the Office for the Recording of Deeds in Delaware
County in Deed Book 1573, page 159, granted and conveyed an
Undivided One-quarter interest unto Chester-Cambridge Bank and
Trust Company, Guardian of the Estate of Edward George Frank,
a MINOR,

AND THE SAID Edward George Frank became 21 years of age on 6/30/1957.

RECORDED IN PHILADELPHIA COUNTY DEED BOOK 1573 PAGE 151

BLOCK

LOT

APPL. NO.

B 882-053 M

PREMISES:

ALL THAT CERTAIN 200 feet wide strip of ground, 100 feet on each side of the following described center line, SITUATE in the Borough of Folcroft, County of Delaware, Pennsylvania. BEGINNING at a point in line of land of George Kaiser said point being approximately 370 feet Southeast of a corner common to the aforesaid George Kaiser's land and land of Albert E. Frank et al; thence extending in a Northwesterly direction through land of Albert E. Frank et al, for a distance of approximately 1140 feet to a point; thence angling to the left and continuing through land of Albert E. Frank et al in a Southwesterly direction for a distance of approximately 680 feet to a point in line of land of Albert E. and Elizabeth Frank, said point being approximately 20 feet Southeast of a corner common to the aforesaid Albert E. and Elizabeth Frank's land and lands of Albert E. Frank et al, more particularly shown on the blueprint plan hereto attached.

TOGETHER with the right, as often as Philadelphia Electric Company shall deem necessary, to cut down and remove from the premises of Albert E. Frank et al adjoining said strip of ground any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by Philadelphia Electric Company upon said strip of ground, with the right of ingress and egress.

Folcroft Boro,
Del. Co., Pa.

Title Report

B 882-053 M

**Commonwealth Land
Title Insurance Company**

Main Office:
1510 WALNUT STREET
PHILADELPHIA 2, PENNA.

Send a copy of this Report to the Grantor
or Mortgagee so that all objections may be
removed or explained before settlement.

122-00-17

DELAWARE COUNTY

SUBJECT TO RESTRICTIONS as created in deeds out of The Columbia Real Estate Company
the common owner, (sample of which as in Deed Book W 6 page 246).

Under and subject nevertheless to the following restrictions that no building shall ever be built on said lot within 25' of the front line thereof open porches excepted and the lower or the first floor of all buildings for dwelling or business purposes shall be at least 3' above the established grade of the street in front of said building that no structure for offensive use or occupation shall ever be erected thereon and that no privy wall shall be sunk on the premises nor shall any privy be constructed unless the same be lined with brick laid and entirely covered with good hard cement or made of iron or some other durable material absolutely water tight and further that no privy shall be erected within 5' of the line of any adjoining property and also that the side walk in front of the said lot shall be graded within six months from the time the street in front of said lots shall be graded.

No. B 869643

NOTICE OF ADDITIONAL CHARGE

**THE BASE TITLE CHARGE FOR THIS
INSURANCE WILL BE INCREASED BY
THE SUM OF \$ 55.00**

*title fee 11/14
2:30 PM
check*

COMMONWEALTH LAND TITLE INSURANCE COMPANY
420-66-105

Commonwealth Land Title Insurance Company

No. B-869-643-M

PHILADELPHIA,

May 27 19 57

The premises endorsed hereon are subject to the following items, which will be excepted in the policy unless removed:

MORTGAGES	None.
TAXES	Receipts for all Taxes for the Years 1952 to 1956 must be produced. Taxes due for current year 1957.
WATER RENTS	Possible unpaid bills. No liability is assumed.
SEWER RENTS	Receipts for Sewer Rents for the Years 1952 to 1956 must be produced. Sewer Rents due for the current year 1957.
MECHANICS AND MUNICIPAL CLAIMS	Liability for any unfiled Mechanics Liens and Municipal Claims that may be filed for work done or ordered to be done. None.
JUDGMENTS	None.
OBJECTIONS	A Proof that Albert E. Frank and Elizabeth his wife grantees in deed recorded in Deed Book 1573 page 151 are the same persons as the proposed grantors. B Title to that portion of the premises in the bed of Marsh Road is subject to public and private rights therein. C Rights granted to John Barbour for laying Oil Pipes in Deed Book M-5 page 177 (attached). D Rights granted to John Barbour for laying Oil Pipes in Deed Book O-7 page 155 (attached). E Rights granted to John B. Barbour for laying Oil Pipes in Deed Book M-5 page 181 (attached). F Rights granted to National Transit Company in Deed Book L-9 page 352 (attached). G Rights granted to National Transit Company in Deed Book Z-9 page 161 (attached). H Rights granted to National Transit Company in Deed Book Z-9 page 162 (attached).

(CONTINUED)

Possible additional assessment for school taxes under Act of Jan. 14, 1932, P.L. 1944, relating to 3rd and 4th Class School Districts, or township taxes under Act of July 1, 1935, P.L. 219, relating to 1st Class Townships. Terms and conditions of any unrecorded lease.

Any variation in location or dimensions and any other objections and easements which a survey for conveyance purposes would disclose or which are visible on the ground.

Subject to the payment of state and local real estate transfer taxes.

Proof that all parties in this transaction are of full age and legally competent.

Proof that this transaction is not within the Bankruptcy or Insolvency Acts.

The following items are not objections to title, but are furnished for information only.

NOTICE

PRODUCE TAX, WATER AND SEWER RENT BILLS OR RECEIPTS FOR CURRENT YEAR

Information relating to street improvements, except where the improvement is completed, for which a lien can be filed, not being within the scope of title insurance, is not certified.

When the transaction is settled and the papers recorded (which recording should be done by the Company), a Policy of Insurance of this Company will be issued for \$ in conformity with application and this marked up Report.

123-00-22

William C. Mail
ASST. VICE PRESIDENT

DARBY 001564

B-869-643-M
(Continued)

OBJECTIONS (Cont'd)

- I Rights granted to National Transit Company in Deed Book C-10-462 (attached)
- J Proof that Edward J. Frank and Gladys Frank his wife grantees in two deeds D.B. 1298 page 122, D. B. 1094 page 617 and Edward J. Frank grantee in D. B. 866 page 586 were two of the grantors in deed to Albert E. Frank and Elizabeth his wife dated Aug. 27, 1952 recorded D. B. 1573 page 151 and that they were husband and wife at the delivery of said deed (marital status not set out).

INSTRUMENTS TO
BE PRODUCED
AND RECORDED

DEED: Albert E. Frank and Elizabeth his wife
to Philadelphia Electric Company
Dated Recorded

RECITAL

BEING part of the same premises which Albert E. Frank, et ux et al *for the conty*
by Indenture bearing date the 27th day of August, A. D. 1952 and
recorded in the Office for the Recording of Deeds in Delaware County
in Deed Book 1573 page 151 granted and conveyed unto Albert E. Frank
and Elizabeth his wife, in fee.

RIGHT OF WAY: George G. Knowles
And
John B. Barbour
Dated 10/27/1882 Recorded 12/7/1882 Deed Book M-5 page 177

GRANTING the right of way to lay pipes for the transportation of petroleum; construct and maintain a telegraph line and operate the same on, over and through his lands in Darby Township, County of Delaware, State of Pennsylvania, bounded on the North by lands of the Glen Olden Land Association, on the East by lands of J. B. Holland, on the South by Darby Creek and on the West by lands of the Glen Olden Land Association, together with all the rights and privileges incident and necessary to the enjoyment of this grant, and the removal of said pipes and telegraph line.
In further consideration of said grant and demise the party of the second part hereby agrees to bury the said pipes a sufficient depth, so as not to interfere with the cultivation of the soil and not less than 18 inches deep and to pay any and all damages which may arise from the laying, maintaining or operating of said pipe lines, said damages if not mutually agreed upon, to be ascertained and determined by three disinterested persons on oath, one thereof to be appointed by the party of the first part, his heirs or assigns, one by the party of the second part, his heirs or assigns, and the third by the two so appointed as aforesaid, and the award of such three persons shall be final and conclusive. The pipes to be laid from the land of the Glen Olden Land Association in a Southeast direction to the lands of J. B. Holland near Darby Creek.

RIGHT OF WAY: Isaac S. Pike for Pearson Pike
To
John B. Barbour
Dated 10/5/1882 Recorded 12/7/1882 Deed Book M-5 page 181

GRANTING the right of way to lay pipes for the transportation of petroleum; construct and maintain a telegraph line and operate the same, on, over and through his lands in Darby Township, South Island, County of Delaware, State of Pennsylvania, bounded on the North by Little Thoroughfare Creek, on the East by lands of Isaac T. Jones, on the South by Darby Creek and on the West by Darby Creek, together with all the rights and privileges incident and necessary to the enjoyment of this grant, and the removal of said pipes and telegraph line.
In further consideration of said grant and demise, the party of the second part hereby agrees to bury the said pipes a sufficient depth, so as not to interfere with the cultivation of the soil and to pay any and all damages which may arise from the laying, maintaining or operating of said pipe lines, said damages if not mutually agreed upon to be ascertained and determined by three disinterested persons on oath, one thereof to be appointed by the party of the first part, his heirs or assigns, one by the party of the second part, his heirs or assigns, and the third by the two so appointed as aforesaid, and the award of such three persons shall be final and conclusive.

RIGHT OF WAY: Harriet M. Urian and Ella Smiley
To
National Transit Company
Dated 4/24/1896 Recorded 3/18/1897 Deed Book Z-9 page 161

GRANTING the right of way to construct maintain and operate a telegraph line over and through our lands in Darby Township, County of Delaware, State of Pennsylvania bounded and described as follows:
Being 1 1/2 acres more or less bounded west by Boon lands East by lands of Misses Eliza and Kate Rice north by a lane and south by water line or shore line with ingress and egress to and from the same. The said Grantors to fully use and enjoy the said premises, except for the purpose hereinbefore granted to the said National Transit Company which hereby agrees to pay any damages which may arise to crops or fences from the constructing maintaining or operation of said telegraph line; said damages if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the said Grantors heirs and assigns; one by

(Continued)

RIGHT OF WAY: continued

the said National Transit Company, its successors or assigns and the third by the two so appointed as aforesaid and the award of such three persons, or any two of them shall be final and conclusive. The said line of telegraph to be constructed or erected along and near to the shore line, high tide, of said land.

RIGHT OF WAY: Anna C. Pike and Isaac S. Pike
To
National Transit Company
Dated 4/25/1896 Recorded 3/18/1897 Deed Book Z-9 page 162

GRANTING the right of way to construct maintain and operate a telegraph line over and through my lands in Darby Township, County of Delaware, State of Pennsylvania, bounded and described as follows:-

Being 3 acres more or less bounded west by lands of David Lewis East by lands of Boon and others north by a lane, south by water with ingrees and egress to and from the same.

The said Anna Pike to fully use and enjoy the said premises except for the purpose hereinbefore granted to the said National Transit Company, which hereby agrees to pay any damages which may rise to crops or fences from the laying, maintaining or operating of said lines, said damages, if not mutually agreed upon to be ascertained and determined by three disinterested persons one thereof to be appointed by the said Anna Pike heirs and assigns, and the third by the two so appointed as aforesaid, and the award of such three persons or any two of them, shall be final and conclusive. The said telegraph line to be erected along and near to the shore line (at high tide) of said land.

RIGHT OF WAY: David E. Lewis
to
National Transit Company
Dated 11/30/1898 Recorded 1/11/1899 Deed Book c-10 page 462

GRANTING the right of way to lay, maintain, and operate pipe line for the transportation of oil and erect, maintain and operate a telegraph line, if the same shall be found necessary over and through my lands in Darby Township, County of Delaware, and State of Pennsylvania, bounded and described as follows:

Being 29½ acres more or less bounded westerly by Glenolden Land Company lands and easterly by lands formerly owned by Isaac and Annis Pike and others and the road and said land formerly owned by G.B.Knowles with ingress and egress to and from the same.

The said David E. Lewis is to fully use and enjoy the said premises, except for the purpose hereinbefore granted to the said The National Transit Company, which hereby agrees to pay any damages which may arise to crops or fences from the laying erecting maintaining or operating of said pipe and telegraph lines, said damages if not mutually agreed upon to be ascertained and determined by three disinterested persons one thereof to be appointed by the said David E. Lewis his heirs or assigns; one by the said The National Transit Company its successors or assigns, and the third by the two so appointed as aforesaid and the award of such three persons or any two of them shall be final and conclusive. The said lines to be laid and constructed along and near the highwater mark and between the present line of the National Transit Company telegraph poles and the meadows. The above amount also includes damages to date caused by Telegraph poles.

Delaware County

RIGHT OF WAY:- G.F. Cegal and Eliza E. His wife,

To

John E. Harbour his heirs and assigns.

Dated 3/27/1882, recorded 9/13/1882, in deed book M 5 page 93.

RIGHT OF WAY to lay pipes for the transportation of petroleum, construct and maintain telegraph lines and operate the same on, over and across his farm SIXUMS in Ridley Township, Delaware County and State of Pa. and bounded North by lands of Jesse Johnson and others, on East by lands of Thomas Tasker, on South by lands of Lewis and George Harper and on the West by lands of William and J. N. Noble together with all the right and privilege necessary to the enjoyment of the same.

If the line is laid it is to be buried 18" beneath the surface of the ground. Said party of the second part his heirs and assigns are to have such possession as shall be necessary to prevent any interference with said right of way to lay pipes for the purpose aforesaid. Said line to be laid on Southeast side of our farm. This grant not to interfere with us granting other rights.

Deed Book 0 7 page 155

EM

BLOCK

LOT

APPL. NO.

B-869643-M

ALL THOSE TWO CERTAIN strips of ground Situate in the Borough of Folcroft, County of Delaware and State of Pennsylvania, described as follows:

ONE THEREOF being a 200 foot wide strip, which strip is 100 feet on each side of the following described center line:

BEGINNING at a point in line of land of Philadelphia National Bank, Trustee, and other land of Albert E. Frank, et ux, at a point approximately 20 feet southeast of a corner common to the aforementioned ground and land of Albert E. Frank, et ux; thence extending in a northwest direction through lands of Albert E. Frank, et ux, for a distance of approximately 890 feet to a point in line of land of Arnold W. Rasmussen, said point being 465 feet southeast of a corner common to the aforesaid Arnold W. Rasmussen's land and land of Albert E. Frank, et ux, more particularly shown in red crayon on the blue print plan hereto attached.

THE OTHER THEREOF, described as follows:

BEGINNING at a point in line of land of Associated Homes Corp. at a point approximately 165 feet southeast of a corner common to the aforementioned Associated Homes Corp., and land of Albert E. Frank, et ux; thence extending in a southeasterly direction with said Associated Homes Corp., for a distance of approximately 122 feet to a corner common to John B. Simpson now or late and lands of Albert E. Frank, et ux; thence extending in a northeasterly direction with said Simpson's land and lands of Pearson E. Pike now or late for a distance of 1740 feet more or less to a point in line of lands of Arnold W. Rasmussen; thence angling to the left and continuing in a northwesterly direction with said Arnold W. Rasmussen's line for a distance of approximately 17 feet to a point; thence angling to the left and extending through land of Albert E. Frank, et ux, (creating a new line) for a distance of 1745 feet, more or less, to the first mentioned point and place of beginning, more particularly shown in red crayon on the blue print plan hereto attached.

TOGETHER with the right of ingress and egress and the right, as often as Philadelphia Electric Company shall deem necessary, to cut down and remove from the premises of Albert E. Frank, et ux, adjoining said strips of ground, on either side thereof, any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by Philadelphia Electric Company upon said strips of ground.

Borough of Folcroft
Delaware County, Pa.

Title Report

B-869643-M

Commonwealth Land
Title Insurance Company

Main Office:
1510 WALNUT STREET
PHILADELPHIA 2, PENNA.

Send a copy of this Report to the Grantor
or Mortgagee so that all objections may be
removed or explained before settlement.

123-22-27

DELAWARE COUNTY

GRANTOR: Metilda Horne
Isaac P. Horne
Lizzie E. Horne

L 9-352
5-14-96
85.00
3-18-97

GRANTEE: National Transit Co.

Grant & release (2) S&A right of way to construct a telegraph line over
and through within prem.

Darby Twp.

Along and near the shore line (at high tide) of said land.

Ack. 5-14-96 Proves as to 1&2 A.W. Sloan, J.P. Del. Co.

FORMING PART OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

CERTIFICATE NO. B-882-053-B

DESCRIPTION

ALL THAT CERTAIN strip or parcel of ground situate in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1957, as follows:

BEGINNING at a point at the intersection of the center line of Philadelphia Electric Company's transmission line right of way (200' wide) and the line dividing ground of Edward J. Frank, et al, and ground now or late of Albert E. Frank, et ux, said point being at the distance of 494.15' measured southeastwardly along said dividing line from an iron pipe in the title line of Maple Avenue at a corner common to the aforementioned grounds and extending thence from said point of beginning along ground now or late of Albert E. Frank, et ux, the two (2) following courses and distances: (1) N. 37° 14' 03" W. 20' to a point and (2) N. 42° 52' 13" W. 83.15' to a point, said point being at the distance of 100' measured northwestwardly from and at right angles to the aforementioned center line; thence through ground of Edward J. Frank, et al, on a line parallel with and 100' distant measured northwestwardly from and at right angles to the aforementioned center line N. 62° 15' 20" E. 651.13' to a point in line of ground now or late of George Kaiser; thence along the last mentioned ground the two (2) following courses and distances: (1) S. 63° 38' 28" E. 213.35' to a point on the aforementioned center line and (2) continuing S. 63° 38' 28" E. 350' to a point, said point being at the distance of 100' measured southwestwardly from and at right angles to the aforementioned center line; thence through said ground of Edward J. Frank, et al, the two (2) following courses and distances: (1) on a line parallel with and 100' distant measured southwestwardly from and at right angles to the aforementioned center line N. 80° 14' 10" W. 421.03' to a point and (2) on a line parallel with and 100' distant measured southeastwardly from and at right angles to the aforementioned center line S. 62° 15' 20" W. 605.76' to a point in line of ground now or late of Albert E. Frank, et ux, and thence along the last mentioned ground N. 37° 14' 03" W. 101.39' to the first mentioned point and place of beginning.

CONTAINING 3.6515 acres, more or less.

TOGETHER with the right of ingress and egress to and from said strip of ground and the right, as often as the Grantee, its Successors and Assigns, shall deem necessary, to cut down and remove from the premises of the Grantors adjoining said strip on either side thereof any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by the Grantee, its Successors and Assigns, upon said strip of ground.

FORMING PART OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

CERTIFICATE NO. B-882-053-M

DESCRIPTION

ALL THAT CERTAIN strip or parcel of ground situate in the Borough of Folcroft, County of Delaware, Commonwealth of Pennsylvania, bounded and described in accordance with a survey and plan thereof made by Damon & Foster, Civil Engineers, Sharon Hill, Pennsylvania, dated November 11, 1957, as follows:

BEGINNING at a point at the intersection of the center line of Philadelphia Electric Company's transmission line right of way (200' wide) and the line dividing ground of Edward J^g Frank, et al, and ground now or late of Albert E. Frank, et ux, said point being at the distance of 494.15' measured southeastwardly along said dividing line from an iron pipe in the title line of Maple Avenue at a corner common to the aforementioned grounds and extending thence from said point of beginning along ground now or late of Albert E. Frank, et ux, the two (2) following courses and distances: (1) N. 37° 14' 03" W. 20' to a point and (2) N. 42° 52' 13" W. 83.15' to a point, said point being at the distance of 100' measured northwestwardly from and at right angles to the aforementioned center line; thence through ground of Edward J^g Frank, et al, on a line parallel with and 100' distant measured northwestwardly from and at right angles to the aforementioned center line N. 62° 15' 20" E. 651.13' to a point in line of ground now or late of George Kaiser; thence along the last mentioned ground the two (2) following courses and distances: (1) S. 63° 38' 28" E. 213.35' to a point on the aforementioned center line and (2) continuing S. 63° 38' 28" E. 350' to a point, said point being at the distance of 100' measured southwestwardly from and at right angles to the aforementioned center line; thence through said ground of Edward J^g Frank, et al, the two (2) following courses and distances: (1) on a line parallel with and 100' distant measured southwestwardly from and at right angles to the aforementioned center line N. 80° 14' 10" W. 421.03' to a point and (2) on a line parallel with and 100' distant measured southeastwardly from and at right angles to the aforementioned center line S. 62° 15' 20" W. 605.76' to a point in line of ground now or late of Albert E. Frank, et ux, and thence along the last mentioned ground N. 37° 14' 03" W. 101.39' to the first mentioned point and place of beginning.

CONTAINING 3.6515 acres, more or less.

TOGETHER with the right of ingress and egress to and from said strip of ground and the right, as often as the Grantee, its Successors and Assigns, shall deem necessary, to cut down and remove from the premises of the Grantors adjoining said strip on either side thereof any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by the Grantee, its Successors and Assigns, upon said strip of ground.

Trustee for Educational Fund
forwarded by the Chester office
Chester 3-7171

Mr. Osmond (1) X
or Mr. Pennington (2)

Edward John Frank

11-6-24 to 3-5-57

Albert E. Frank

2-28-30 to 3-5-57

Edward J. Frank and Gladys his wf.

Albert E. Frank and Elizabeth his wf.

5-18-45 to 3-5-57

granted

642-270

11-6-24

cont. sac. ±

701-314
(1-29-27)

ALL SOLD

866-586
2-28-30

1298-122
(5-18-45)

29 28 31 38 40

granted

1573-1487

" - 151

" - 159

1844-570

P.W. Kennedy

Orphans Court
Estate of Edward J. Frank
A.K.A. Edward Frank
Died- 1/5/49
#91 1954

4/12/54

Adjudication filed. confirmed nisi.

Conformably to the provisions of the intestate laws of Pa. and the statement of proposed distribution, the accountant is directed to pay over and deliver unto:

Gladys Frank, widow of decedent, individually, $\frac{1}{2}$ of balance for distribution;

Philadelphia National Bank, successor by merger to

Chester Cambridge Bank and Trust Company,

guardian of the Est. of Edward George Frank, a minor $\frac{1}{2}$ of balance for distribution.

Distribution may be made in kind.

By the Court

Edward Leroy Van Roden, P.Jt

4/22/54

Satisfaction of Awards filed.

Administration
 Estate of Edward J. Frank, decd.,
 Died- 1/5/49
 #20148

1/31/49

Letters of Administration granted unto Gladys Frank.

Decedent died leaving the following heirs at law surviving:

Gladys Frank	widow	Ashland & Maple, Folcroft Ave.
Edward G. Frank 12 yrs.	son	" " " "

Inheritance tax appraisal.

Personal Estate

\$6,787.06

Real Estate

1,950.00

$\frac{1}{2}$ interest in ~~im~~ unimproved ld. in Folcroft Boro. erroneously described in Darby Twp., rec. in D.Bk.

701-p. 314 Decedent's share \$250.00

$\frac{1}{2}$ interest in improved ld. in Folcroft Boro. rec.

in name of Edward J. Frank, ~~xx~~ alone, actually owned by both brothers, recorded in D.Bk. 642-p.

270, Decedent's share \$1,000.00

Total appraisalment

8,737.06

Less debts & deductions

2,989.76

Amount subject to tax

5,747.30

Tax due 2% \$114.95 Paid in full 2/11/1954

Orphans Court
 #458 1949

9/15/49

Chester Cambridge Bank and Trust Company, is hereby appointed Guardian of the Est. of Edward George Frank, a minor under the age of 14 years. Security to be entered by Guardian of the sum of \$10,000 and the bond of sd. Chester Cambridge Bank and Trust Company, without surety in sd. sum of \$16,000.00 be and the same is hereby approved

By the Court
 Edward Leroy Van Roden, P.J.

8/29/49

Petition by guardian to exchange and/or sell real estate private sale. on 9/15/49 Chester-Cambridge Bank and Trust Co. was apptd. Guardian of Est. of Edward George Frank, a ~~xxx~~ minor.

Under the agreement entered into between the sd. Albert Frank and Gladys Frank, which your petitioner requests your Honorable Court to approve on behalf of your Petitioner's ward, the following assets are involved, the disposition of which is to be as follows:

a. prem. rec. in D.Bk. 1146-p. 503.

b. Prem. consisting of 2 house and pig pens, title to which was formerly held by Edward J. Frank and Gladys Frank, his wf., and Albert E. Frank and Elizabeth his wf., now held, by virtue of the death of Edward J. Frank, one moiety by Gladys Frank, the other moiety by Albert E. Frank and Elizabeth his wf.,
 continued on page 2

which prem. are described by deed dated 5/18/45 rec. in D.Bk. 1298-p. 122 to be conveyed to Albert E. Frank and Elizabeth his wf., upon payment by sd. grantees unto Gladys Frank the sum of \$1,875.00 and to the Chester-Cambridge Bank and Trust Company, Guardian as aforesaid, the sum of \$1,875.00.

- c. Prem. rec. in D.Bk. 1094-p. 617
- d. Prem. rec. in D.Bk. 1191-p. 481.

e. Premises consisting of a truck and pig farm, title to which is held by Edward John Frank, which prem. are described by deed dated 11/6/24 rec. in D.Bk. 642-p. 270, title to the same to be conveyed by Gladys Frank, Chester-Cambridge Bank and Trust Company, Guardian as aforesaid, Albert E. Frank and Elizabeth Frank, upon the payment by Albert E. Frank and Elizabeth Frank to Gladys Frank the sum of \$375.00, an undivided 3/4 interest therein to Albert E. Frank and Elizabeth, Frank and an undivided 1/4 interest therein to Chester-Cambridge Bank and Trust Company, Guardian as aforesaid.

f. Premises consisting of marshland, title to which is held by Edward J. Frank, which prem. are described by deed dated 1/29/27 rec. in D.Bk. 701-p. 314 title to the same to be conveyed by Gladys Frank and Chester Cambridge Bank and Trust Company, Guardian as aforesaid, upon payment by Albert E. Frank and Elizabeth Frank to Gladys Frank the sum of \$125.00, an undivided 3/4 interest thereto Albert E. Frank and Elizabeth Frank, and an undivided 1/4 int. therein to Chester-Cambridge Bank and Trust Company, Guardian as aforesaid.

g. Premises consisting party of homestead of Gladys Frank and partly of truck farm, which prem. are described in deed dated 2/28/38 rec. in D.Bk. 866-p. 586, title to which is held by Edward J. Frank and Albert E. Frank. Title to such portion of sd. prem. consisting of the homestead which is:

All that certain lot of ground, with buildings thereon erected, situate in Boro. of Folcroft, Co. of Del., Pa. as shown as lot #1 on plan for Paul Lesay, made by Damon and Foster, C.E.'s Sharon Hill, Pa. dated 6/8/51 and rev. 6/12/51, b. and d. as follows:

Beg. at pt. in the title line in the bed of Maple Ave., as laid out 50' wide, sd. pt. being described from the intersection of the N.W. erly side of sd. Maple Ave., with the N.E. erly side of Ashland Ave., as laid out 50' wide, by the following 3 courses and distances;

- (1) ext. alg. the N.W. erly side of sd. Maple Ave. N. 65° 40' 50" E. 284.54' to pt;
- (2) leaving the N.W. erly side of sd. Maple Ave., S. 19° 16' E. 25.64' to a pipe in the title line in the bed of sd. Maple Ave.
- (3) ext. alg. sd. title line N. 67° 49' 45" E. 0.83' to pt. of beg.

th. ext. alg. sd. title line N. 67° 49' 45" E. 68' to pt;
th. leaving sd. Maple Ave. S. 22° 04' 10" E. 148.71' to pt;
th. S. 72° 13' 50" W. 64.18' to pt;
th. N. 22° 04' 10" W. 90.77' to pt;
th. N. 26° 23' 10" W. 53.15' to pt. of beg. to be conveyed by Gladys Frank, Chester-Cambridge Bank and Trust Company, Guardian as aforesaid, Albert E. Frank and Elizabeth E. Frank, to Gladys Frank and Chester-Cambridge Bank and Trust Company, Guardian as aforesaid, as tenants in common, upon the payment by Gladys Frank to Albert E. Frank and Elizabeth the sum of \$2,250.00 and undivided moiety of the aforesaid described prem., and the payment by the Chester-Cambridge Bank and Trust Company, Guardian as aforesaid, to Albert E. Frank and Elizabeth Frank the sum of \$2,250.00 for an undivided moiety of the aforesaid described prem.

Title to a portion of sd. prem., consisting of land containing a truck shed, truck farm and swamp, being:

All that certain lot or parcel of ground with building thereon erected, situate in Boro. of Folcroft, Co. of Del., Pa. shown as lot #3 on the plan for Paul Lesay, made by Damon and Foster, C.E.'s, Sharon Hill, Pa. dated 6/8/51, rev. 6/12/51, b. and d. as follows:

Beg. at pt. in the title line in the bed of Maple Ave., as laid out 50' wide, sd. pt. being described from the intersection of the N.W. erly side of sd. Maple Ave. with the N.E. erly side of Ashland Ave., as laid out 50' wide by the following 2 courses and distances;

(1) ext. alg. the N.W. erly side of sd. Maple Ave. N. 65° 40' 50" E. 284.54' to pt;

(2) leaving sd. N.W. erly side of sd. Maple Ave. S. 19° 16' E. 25.64' to pipe or pt. of beg.

th. ext. alg. sd. title line N. 67° 49' 45" E. 0.83' to pt;

th. leaving sd. Maple Ave. S. 26° 23' 10" E. 53.15' to pt;

th. S. 22° 04' 10" E. 90.77' to pt;

th. N. 72° 13' 50" E. 64.18' to pt;

th. N. 67° 49' 45" E. 202.15' to pt. in the bed of a creek;

th. leaving sd. creek S. 36° 49' 30" E. 308.95' to pt;

th. S. 31° 11' 20" E. 523' to pt. in the bed of Big Thoroughfare Creek;

th. by ame, S. 61° 57' 47" W. 484.81' to pt;

th. leaving sd. creek N. 19° 16' W. and passing through a truck shed 1015' to 1st mentioned pt. of beg., to be conveyed by Gladys Frank, and Chester-Cambridge Bank and Trust Company, Guardian as aforesaid, to Albert E. Frank and

Elizabeth Frank upon the payment of sd. grantees to Gladys Frank the sum of \$380.00, and upon payment to Chester-Cambridge Bank and Trust Company, Guardian as aforesaid, the sum of \$380.00.

Title to the remaining portion of sd. prem., being:

All that certain lot or piece of ground, situate in Boro. of Folcroft, Co. of Del., Pa. shown as lot #2 on plan for Paul Lessy, made by Damon and Foster, C.E.'s Sharon Hill, Pa. dated 6/8/51 and rev. 6/12/51, b. and d. as follows:

Beg. at pt. in the title line in the bed of Maple Ave., as laid out 50' wide, sd. pt. being described from the intersection of the N.W. erly side of sd. Maple Ave., with the N.E. erly side of Ashland Ave., as laid out 50' wide, by the following 3 courses and distances;

(1) ext. alg. the N.W. erly side of sd. Maple Ave. N. 65° 40' 50" E. 284.54' to pt;

(2) leaving the N.W. erly side of sd. Maple Ave. S. 19° 16' E. 25.64' to a pipe in the title line in the bed of sd. Maple Ave;

(3) ext. alg. sd. title line N. 67° 49' 45" E. 68.83' to pt. of beg.

th. ext. alg. the sd. title line N. 67° 49' 45" E. 93.67' to a pipe;

th. leaving sd. Maple Ave., S. 60° E. 170.45' to pt; in the bed of a creek;

th. S. 36° 49' 30" E. 14.55' to pt;

th. leaving sd. creek S. 67° 49' 45" W. 202.15' to pt;

th. N. 22° 04' 10" W. 148.71' to 1st mentioned pt. of beg., to be conveyed by Gladys Frank, Albert E. Frank and Elizabeth Frank unto the Chester-Cambridge Bank and Trust Company, Guardian as aforesaid.

h. Prem. rec. in D.Bk. 1362-p. 2 329.

i.

j.

k.

l.

6. The recapitulation of sd. cash transactions affecting the estate of sd. minor, Edward George Frank, is as follows:

Item	Before proposed settlement	After proposed settlement
5 a	0	\$625.00
b	0	1875.00
c	0	1800.00
d.	Land in kind	Land in kind
e.	" " "	" " "

continued on page 4

Same as Parcel #7

Item	Before proposed settlement	After proposed settlement
f.	Land in kind	Land in kind
g.	owned 1/4 interest	Purchase 1/4 int. \$2250.00
	\$380.00	\$380.00
	1/4 interest	1/4 interest
h.	\$125.00	\$125.00
i.	250.00	250.00
j.	875.00	875.00
k (lease)	0	(Three years) \$75.00
l	151.33	151.33
Total	\$1781.33	\$6231.33
	Cost of investment 5 g	<u>2250.00</u>
		<u>\$3981.33</u>

7. Your petitioner believes it to be advantageous and for the best interests of sd. minor, Edward George Frank, to exchange and/or sell the real estate hereinabove set forth,

8. Attached hereto are the consents of Gladys Frank, the mother of sd. minor and Albert E. Frank and Elizabeth Frank, approving sd. proposed exchange and/or sale.

Decree ~~Sept~~ 8/23/1951

And now, 8/23/51 upon consideration of the within petition and approvals attached thereto, leave is hereby granted the Chester-Cambridge Bank and Trust Company, Guardian of the Estate of Edward George Frank, a minor, to exchange and/or sell the interest in certain assets of sd. minor, as are more specifically set forth in the within petition; and the sd. Guardian is hereby authorized to enter into such agreements and leases, and to execute such deeds of any interest of sd. minor as may be necessary to carry out of the provisions of the within approved petition

By the Court
Harold L. Ervin
P.J.
Pres. of C.P. Ct. Specially Presiding

Damon and Foster
Civil and Consulting Engineers

Chester Pike and High Street

Sharon Hill, Pa. Feb. 7, 1958

Philadelphia Electric Company
1008 Walnut St.
Philadelphia, Pa.

Attn: Mr. John Dugan

THROUGH CASE

Surveys and plans submitted on
date:

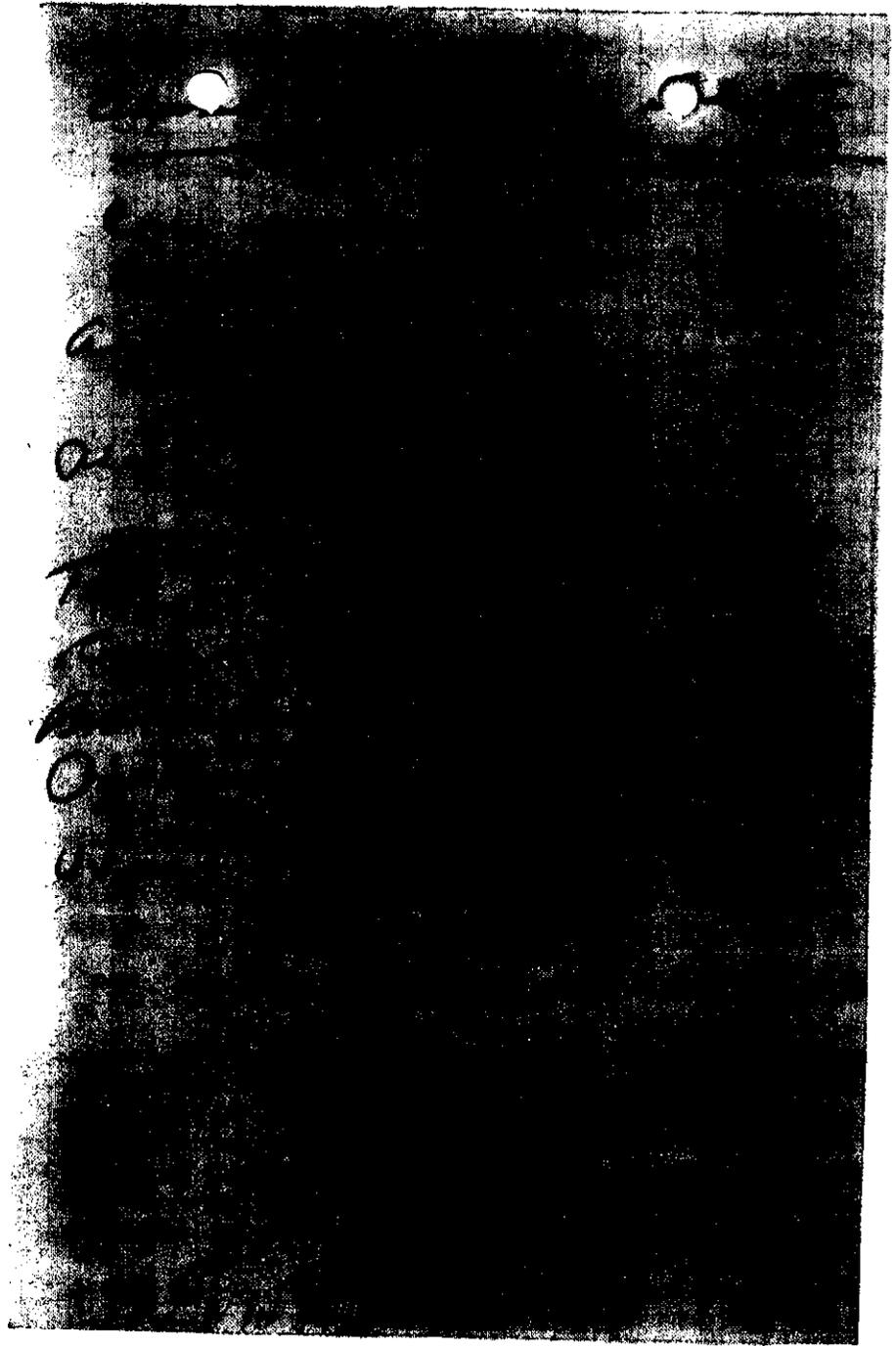
1. Rear of Polcroft (P.E.-1142, 1143, 1144)	625	00
2. Rear of Mt. Lawn (P.E.-1168)	643	00
3. Leaman Transportation (P.E.-1172)	157	00
4. Sorenson (P.E.-1167)	193	00
	\$1,638	00

ACCT. NO.
OR
WORK ORDER NO. 377258-10(1168)

APPROVED.....

APPROVED *Phil. Foster*

APPROVED
REAL EST. AGT.



November 13, 1957

SUBJECT: PE-1612 ✓
PE 1613

Mr. and Mrs. Albert E. Frank
Box 115
Folcroft, Pennsylvania

Dear Sir and Madam:

In connection with the sale by you and your wife of two (2) strips or parcels of ground situate in the Borough of Folcroft, Delaware County, Pennsylvania, and the sale by you and your wife and Edward George Frank and his wife of a strip or parcel of ground situate in the Borough of Folcroft, Delaware County, Pennsylvania, enclosed are the following:

1. Deed from you and your wife to this Company for two (2) parcels of ground.
2. Deed from you and your wife and Edward G. Frank and his wife to this Company for one parcel of ground.
3. Copy of Commonwealth Land Title Insurance Company Settlement Certificate No. B-869-643-M issued in connection with the Deed of No. 1 above.
4. Copy of Commonwealth Land Title Insurance Company Settlement Certificate No. B-882-053-M issued in connection with the second Deed above recited.

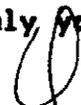
The settlements for each of these transactions are scheduled to begin at 2:30 P.M. on Friday, November 15, at the Chester office of the Title Company, 407 Market Street, Chester, Pennsylvania. We suggest that you have each of the Deeds executed and acknowledged before a Notary Public prior to settlement and bring same along with you to be delivered at settlement. In addition, you should bring with you for each of the properties your receipted tax bills for the years 1952 to 1957 inclusive.

Mr. Harvey Schenk of this office will represent the Electric Company at the settlements.

cc: Mr. and Mrs. Edward G. Frank
Folcroft, Delaware County,
Pennsylvania

HCO:ede
Enclosures

Very truly yours,


H. C. Oelschlagel
Real Estate Department

DARBY 001582

1008 Walnut Street - Third Floor

November 13, 1957

SUBJECT: PE-1613

Edward George Frank, et ux, property

FROM: H. C. Oelschlager

TO: H. M. Schenk

Attached for settlement in the above matter are the following:

1. Option
2. Carbon copy of Deed
3. Settlement Certificate in duplicate
4. License in duplicate
5. For survey see Albert E. Frank Case PE-1612
6. Description of the property according to the survey
7. For copy of letter to Mr. and Mrs. Frank, see Case PE-1612 re settlement.

The License above should be executed by Mr. and Mrs. Frank and returned to us for execution by the Real Estate Agent at which latter time the plan referred to in the License will be attached thereto.

The new descriptions of the property along with the marked-up Settlement Certificate and the copy thereof should be left with the title company to approve same and return the marked-up Settlement Certificate to this Company.

The voucher is in the safe.

Settlement is to be completed Friday, November 15, at 3:30 P.M. in the Chester office of the title company.

Real Estate Agent

HCO:ede

November 13, 1957

SUBJECT: PE-1612

PE 1613

Mr. and Mrs. Albert E. Frank
Box 115
Folcroft, Pennsylvania

Dear Sir and Madam:

In connection with the sale by you and your wife of two (2) strips or parcels of ground situate in the Borough of Folcroft, Delaware County, Pennsylvania, and the sale by you and your wife and Edward George Frank and his wife of a strip or parcel of ground situate in the Borough of Folcroft, Delaware County, Pennsylvania, enclosed are the following:

1. Deed from you and your wife to this Company for two (2) parcels of ground.
2. Deed from you and your wife and Edward G. Frank and his wife to this Company for one parcel of ground.
3. Copy of Commonwealth Land Title Insurance Company Settlement Certificate No. B-869-643-M issued in connection with the Deed of No. 1 above.
4. Copy of Commonwealth Land Title Insurance Company Settlement Certificate No. B-882-053-M issued in connection with the second Deed above recited.

The settlements for each of these transactions are scheduled to begin at 2:30 P.M. on Friday, November 15, at the Chester office of the Title Company, 407 Market Street, Chester, Pennsylvania. We suggest that you have each of the Deeds executed and acknowledged before a Notary Public prior to settlement and bring same along with you to be delivered at settlement. In addition, you should bring with you for each of the properties your receipted tax bills for the years 1952 to 1957 inclusive.

Mr. Harvey Schenk of this office will represent the Electric Company at the settlements.

cc: Mr. and Mrs. Edward G. Frank
Folcroft, Delaware County,
Pennsylvania

HCO:ede
Enclosures

Very truly yours,

H. C. Oelachlager
Real Estate Department

Albert E. Frank et al and
Edward John Frank

251613

All that certain strip or parcel of ground
situate in the Boro. of Felcroft, County
of Delaware, Commonwealth of Pennsylvania,
bounded and described in accordance with
a plan and map made thereof by
Damon & Foster, Civil Engineers, Sharon
Hill Pa. dated March, 1957, as follows:

Beginning at the point of intersection of
the E. of N. 37° 12' 03" W. line bounding
land Albert E. Frank et al and
J. Frank et al
Southeastwardly along said line
from an iron pipe at a corner corner
to and landwardly to the
line extending
along
the following course
to N 37° 12' 03" W. as a point

⑤ mentioned part and place of
beginning.

2441-2228
11/14/58

November 18, 57

COMMONWEALTH LAND TITLE INSURANCE COMPANY

FIVE THOUSAND EIGHT HUNDRED FOURTEEN AND 10/100- - - - - 5,814.10

Balance of funds required to purchase in fee a strip or parcel of ground with trimming rights situate southeast of the southeast side of Maple Avenue in Folcroft Borough, Delaware County, Pa. from Edward G. Frank et ux, et al.

File PE-1613

(Please send check to H.J. McQuiston, 3rd floor, 1008 Walnut St.)

W.O. 349950-101 6-1613 \$5,814 10

PS Form 3811
Rev. 1-53

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article, the receipt of which appears on the face of this Card.

1. Mr. & Mrs. Edward M. Frank
(Signature of addressee's name - print in full with address to which to be returned)

2. Mrs. Gladys Frank
(Signature of addressee's name - print in full with address to which to be returned)

Date of delivery SEP 20 1953

U.S. GOVERNMENT PRINTING OFFICE: 1953 O-248-24

Form 3811
Rev. 1-52

RETURN RECEIPT

Received from the Postmaster the Registered or Insured Article the details of which appears on the face of this Card

1. Charles Frank
(Signature of addressee or other person to whom delivery is to be made)

2. _____
(Signature of addressee or other person to whom delivery is to be made)

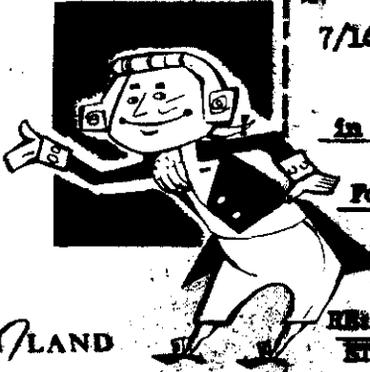
Date of delivery SEP 19 1957 / 19

**Accept our
Appreciation**

Your application for title insurance is being processed. The Report of Title will be issued promptly.

Please call us if we can help in completing settlement.

COMMONWEALTH LAND
Title Insurance Company
Paul Chamberlain



APR 704 B- 882053 M

7/16/1957

PROPERTY

in the Borough of

Folcroft, Delaware

County, Pa.

MR ALBERT E. FRANK ET UX
ETAL

70-00-329

COMMONWEALTH LAND
Title Insurance Company

NORMAN S. CHAMBERLAIN
ASST. VICE PRESIDENT



July 16, 1957

1510 WALNUT ST.
PHILA. 2, PA.

Mr. Henry J. McQuiston,
Philadelphia Electric Company,
1000 Chestnut Street,
Philadelphia 5, Penna.

Re: B-882053-M
Premises: in the Borough of
Folcroft, Del. Co. Pa.
Re: Albert E. Frank, et ux et al

Dear Henry:

I wish to acknowledge receipt of your application for title insurance covering the above premises, and I am enclosing our card showing the number assigned to this application.

We will proceed with the examination of the title, and issue our report as soon as possible.

Very truly yours,

Norman S. Chamberlain
Assistant Vice President

N SC:B
Encl.

TITLE INSURANCE SINCE 1876

DARBY 001592

July 17 1957

x

Folcroft Delaware

ALL THAT CERTAIN 200 foot wide strip of ground, 100 feet on each side of the following described center line:

BEGINNING at a point in line of land of George Kaiser said point being approximately 370' southeast of a corner common to the aforesaid George Kaiser's land and land of Albert E. Frank et al; thence extending in a northwesterly direction through land of Albert E. Frank et al, for a distance of approximately 140 feet to a point; thence angling to the left and continuing through land of Albert E. Frank et al in a southwesterly direction for a distance of approximately 680 feet to a point in line of land of Albert E. and Elizabeth Frank, said point being approximately 20 feet southeast of a corner common to the aforesaid Albert E. and Elizabeth Frank's land and lands of Albert E. Frank et al, more particularly shown on the blueprint plan hereto attached.

TOGETHER with the right, as often as Philadelphia Electric Company shall deem necessary, to cut down and remove from the premises of Albert E. Frank et al adjoining said strip or ground any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by Philadelphia Electric Company upon said strip of ground, with the right of ingress and egress.

A SURVEY WILL BE FURNISHED.

SEE OTHER SIDE

Albert E. Frank and
Elizabeth Frank, his wife,
and
Edward George Frank and
Caroline Marie Frank, his wife,

PHILADELPHIA ELECTRIC COMPANY

(parcels 2 & 3 in deed)
deed dated 8-25-25 & recorded in deed book no. 1213 page 121
witnessed by Albert E. Frank and Elizabeth Frank his wife, joint interest
for
witnessed by Albert E. Frank et al et al

(parcels 5 & 6 in deed)
deed dated 8-25-25 & recorded in deed book no. 1213 page 121
on June 30, 1921
and witness George Frank decedent of age
Edward George Frank & witness joint interest
Company, Chairman of the estate of
Chester B. Frank, 1213 Locust
Philadelphia 5, Penna.
witnessed by Albert E. Frank et al et al

Agent

LAST DEED OF RECORD TO:
File: PE-1613

FILE: 52-1873

LAST DEED OF RECORD TO:

Albert E. Frank et ux, et al
Chestnut Bank and Trust
Company, Guardian of the estate of
Edward George Frank, a minor 3/4 interest,

And said Edward George Frank became of age
on June 30, 1957.
Deed dated 8-27-52 & recorded in Deed Book No. 1573, page 159
(Parcels 2 & 3 in Deed)

and

Albert E. Frank et ux et al
to
Albert E. Frank and Elizabeth, his wife, 3/4 interest

Deed dated 8-27-52 & recorded in Deed Book No. 1573, page 151
(parcels 5 & 6 in Deed)

PHILADELPHIA ELECTRIC COMPANY

GEORGE GEORGE FRANK and
WIFE
ALBERT E. FRANK and
WIFE

SEE OTHER SIDE

APPROVAL WILL BE FURNISHED

Along with the right of ingress and egress
in the right as mentioned by Philadelphia Electric Company above right of
with the use of a 24 inch to 30 inch diameter of electric lines with use of
poles and cross arms of wood and steel which may include the entire interest
necessarily to cut down and remove from the premises of Albert E. Frank et al
JOINTLY with the right as often as Philadelphia Electric Company shall deem
advisable to run on the poles and wires hereafter erected
E. and Elizabeth Frank, and the heirs of Albert E. Frank et al, and
their assigns so long as the same are common to the streets of Albert
Frank et al in the line of land of Albert E. and Elizabeth Frank and being
in a northerly direction for a distance of approximately
100 feet to a point across and to the left and continuing through land of
direction through land of Albert E. Frank et al for a distance of approximately
land and land of Albert E. Frank et al, across extending in a northerly
direction 30, across of a corner common to the streets of George Kiser, a
distance of a point in line of land of George Kiser and being
following described center line:
ALL THE SEVERAL 500 FOOT WIDE STRIPS OF LAND 100 FEET ON EACH SIDE OF THE

1010101

0101010

x

1951 1 1 1921

APR 9 1957		
M.G.F.		
	J.D.	
R.S.	M.G.L.	FILE

ORGANIZED 1803
CHESTER-CAMBRIDGE OFFICE
THE PHILADELPHIA NATIONAL BANK



CHESTER, PA.

April 8, 1957.

#220 044 - Edward George Frank.

The Philadelphia Electric Company,
 #1000 Chestnut Street,
 Philadelphia 5, Pennsylvania. Att'n.:- Mr. C. R. Holland.

Dear Mr. Holland:-

In accordance with our telephone conversation of Friday of last week, I am returning to you all papers you left with us in reference to the right of way over grounds owned in part by our ward.

As I advised you, Edward George Frank will attain his majority on June 30, 1957 and we understand that you will deal directly with him after that date.

Sincerely yours,

G. Alan Osmond
 G. Alan Osmond,
 Asst. Trust Officer.

GAO:EK
 Enc.

WHEREAS, the undersigned are the owners of premises situate in the Township of Borough of Folcroft, County Delaware and Commonwealth of Pennsylvania, comprising approximately 17 acres of ground, described in Deed dated the 27th day of August in the year 1952, and recorded in the Office of the Recorder of Deeds of said County and Commonwealth, in Deed Book No. 1573, at page 159 &c.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of (\$10.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as "Sellers") hereby give unto PHILADELPHIA ELECTRIC COMPANY (hereinafter referred to as "Buyer"), the option, to be exercised as hereinafter provided at any time within 180 days after the date hereof, of purchasing for the price or sum of _____

All That Certain 200 foot wide strip of the aforementioned ground, which strip is described as follows, that is, 100 feet on each side of the following described center line:

BEGINNING at a point in line of land of George Kaiser said point being approximately 370 feet southeast of a corner common to the aforesaid George Kaiser's land and land of the undersigned; thence extending in a northwesterly direction through land of the undersigned for a distance of approximately 140 feet to a point; thence angling to the left and continuing through land of the undersigned in a southwesterly direction for a distance of approximately 680 feet to a point in line of land of Albert E. and Elizabeth Frank, said point being approximately 20 feet southeast of a corner common to the aforesaid Albert E. and Elizabeth Frank's land and lands of the undersigned.

RESERVING unto Sellers, their heirs and assigns (for so long as they or any of them shall own land adjoining said strip of ground on both sides) for the use of said Sellers, their heirs and assigns, tenants and occupiers of said adjoining land, the right to cross at grade over said strip of ground at such convenient place or places as may be mutually agreed upon, said right to cross to be subject to the construction, erection, operation and maintenance by Buyer, its successors and assigns, of facilities or structures for its or their corporate purposes without liability in any manner to Sellers, their heirs and assigns.

TOGETHER with the right, as often as Buyer shall deem necessary, to cut down and remove from the premises of Sellers adjoining said strip of ground any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by Buyer upon said strip of ground, with the right of ingress and egress.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said strip of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said strip of ground.

2. Buyer shall reimburse Sellers for any damage caused by Buyer or its representatives to crops planted before the date hereof and not harvested before Buyer takes possession.

3. Buyer shall permit Sellers to use the said strip of ground for grazing, cultivation or other agricultural pursuits, not to include planting of trees or shrubbery, under a form of License satisfactory to counsel for Buyer.

4. Neither party shall be obligated to construct or maintain any fences along said strip of ground, but with respect to existing fences across said strip of ground which Buyer may find it necessary to open for access, repairs shall be made by Buyer, or in lieu of such repairs, Buyer may install a gate.

5. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to the undersigned, or to _____, the representative of Sellers, at _____.

Sellers hereby certify that the above is the correct name and post-office address of their representative to whom they desire and direct Buyer to mail or deliver all notices and payments pertaining to this agreement.

6. Upon the exercise of this option it shall be and becomes an Agreement of Sale between Sellers and Buyer, and settlement shall be made upon the following terms and conditions:

(a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.

(b) Upon the payment of the purchase price, less the amount paid for this option, Sellers shall execute and deliver a Deed conveying to Buyer said strip of ground in fee simple, free and clear of all liens and encumbrances, together with the rights hereinabove mentioned. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.

7. This agreement shall be binding upon and inure to the benefit of the executors, administrators, heirs, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Sellers have hereunto set their hands and seals on this _____ day of _____ A.D. 19__.

Signed, sealed and delivered
in the presence of:

(Albert E. Frank) (SEAL)

(Elizabeth Frank, his wife) (SEAL)

(Edward George Frank) (SEAL)

WHEREAS, the undersigned are the owners of premises situate in the ~~Dunsmuir~~ Borough of Folcroft, County of Delaware and Commonwealth of Pennsylvania, comprising approximately 17 acres of ground, described in Deed dated the 27th day of August in the year 1952, and recorded in the Office of the Recorder of Deeds of said County and Commonwealth, in Deed Book No. 1573, at page 159 &c.

NOW THIS OPTION AGREEMENT WITNESSETH, That in consideration of the sum of (\$10.00) paid to the undersigned, the receipt whereof is hereby acknowledged, the undersigned (hereinafter referred to as "Sellers") hereby give unto PHILADELPHIA ELECTRIC COMPANY (hereinafter referred to as "Buyer"), the option, to be exercised as hereinafter provided at any time within 180 days after the date hereof, of purchasing for the price or sum of \$5625.00

All That Certain 200 foot wide strip of the aforementioned ground, which strip is described as follows, that is, 100 feet on each side of the following described center line:

BEGINNING at a point in line of land of George Kaiser said point being approximately 370 feet southeast of a corner common to the aforesaid George Kaiser's land and land of the undersigned; thence extending in a northwesterly direction through land of the undersigned for a distance of approximately 120 feet to a point; thence angling to the left and continuing through land of the undersigned in a southwesterly direction for a distance of approximately 680 feet to a point in line of land of Albert E. and Elizabeth Frank, said point being approximately 20 feet southeast of a corner common to the aforesaid Albert E. and Elizabeth Frank's land and lands of the undersigned.

RESERVING unto Sellers, their heirs and assigns (for so long as they or any of them shall own land adjoining said strip of ground on both sides) for the use of said Sellers, their heirs and assigns, tenants and occupiers of said adjoining land, the right to cross at grade over said strip of ground at such convenient place or places as may be mutually agreed upon, said right to cross to be subject to the construction, erection, operation and maintenance by Buyer, its successors and assigns, of facilities or structures for its or their corporate purposes without liability in any manner to Sellers, their heirs and assigns.

TOGETHER with the right, as often as Buyer shall deem necessary, to cut down and remove from the premises of Sellers adjoining said strip of ground any trees which may endanger the safety, interfere with the use of, or be a menace to any facilities or structures which may now or in the future be maintained by Buyer upon said strip of ground, with the right of ingress and egress.

It is further understood and agreed that:

1. Buyer is granted the right to make surveys of said strip of ground during the option period, and, upon exercise of the option, shall have the right to immediate possession of said strip of ground.

2. Buyer shall reimburse Sellers for any damage caused by Buyer or its representatives to crops planted before the date hereof and not harvested before Buyer takes possession.

3. Buyer shall permit Sellers to use the said strip of ground for grazing, cultivation or other agricultural pursuits, not to include planting of trees or shrubbery, ^{with a height of 6 feet} under a form of License satisfactory to counsel for Buyer.

4. Neither party shall be obligated to construct or maintain any fences along said strip of ground, but with respect to existing fences across said strip of ground which Buyer may find it necessary to open for access, repairs shall be made by Buyer, or in lieu of such repairs, Buyer may install a gate.

5. This option may be exercised at any time before the expiration thereof by notice delivered personally or mailed by registered mail to the undersigned, or to the representative of Sellers, at _____,

_____ Sellers hereby certify that the above is the correct name and post-office address of their representative to whom they desire and direct Buyer to mail or deliver all notices and payments pertaining to this agreement.

6. Upon the exercise of this option it shall be and becomes an Agreement of Sale between Sellers and Buyer, and settlement shall be made upon the following terms and conditions:

(a) Settlement to be made at a convenient place designated in said notice, within sixty (60) days from the date of said notice.

(b) Upon the payment of the purchase price, less the amount paid for this option, Sellers shall execute and deliver a Deed conveying to Buyer said strip of ground in fee simple, free and clear of all liens and encumbrances, together with the rights hereinabove mentioned. The Deed shall be prepared by Buyer and acknowledged, stamped and recorded at Buyer's expense.

7. This agreement shall be binding upon and inure to the benefit of the executors, administrators, heirs, successors and assigns of the respective parties hereto.

IN WITNESS WHEREOF, Sellers have hereunto set their hands and seals on this _____ day of _____ A.D. 19____.

Signed, sealed and delivered in the presence of:

(SEAL)
(Albert E. Frank)

(SEAL)
(Elizabeth Frank, his wife)

(SEAL)
(Edward George Frank)